

UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
NEW ENGLAND
5 POST OFFICE SQUARE, BOSTON, MA 02109-3912

MEMORANDUM

DATE: November 16, 2015

SUBJ: **Inspection Report:** TSCA Section 1018 Compliance Inspection of *Brady Sullivan Properties, LLC*, Manchester, NH

FROM: Molly Magoon, Environmental Protection Specialist/ Enforcement Officer *M. Magoon*
Alma Padilla, Senior Environmental Employee (EPA Grantee)/ Inspector *Alma Padilla*
EPA Region 1, Office of Environmental Stewardship (OES), Toxics and Pesticides Unit (TPU)

THRU: Sharon Hayes, Manager, TPU, OES *Sharon Hayes*

TO: File

I. General Information

- A. 1). Firm and Address:
Brady Sullivan Properties, LLC
670 N. Commercial Street, Suite 303
Manchester, NH 03101-1149
- 2). Property Name: "Lofts at Mill West" or "Mill West"
195 McGregor Street
Manchester, NH 03102
- B. Location of Inspection:
Office at same address as listed above (Paragraph A, #2)
- B. Date of Inspection:
6/3/15
- C. Personnel Participating in Inspection (name, title, affiliation):
Molly Magoon, EPA Enforcement Officer
Alma Padilla, EPA SEE Grantee/ Inspector
Marc Pinard, General Counsel, Brady Sullivan Properties, LLC

II. Purpose of Inspection and Background Information

- A. Firm Selection/ Objectives of Inspections: This is a follow-up to a Renovation, Repair, & Painting ("RRP") Rule worksite inspection at Brady Sullivan's Mill West property at 195 McGregor Street, Manchester, NH on May 12, 2015.

B. Background Information on Firm: The worksite inspection was conducted because of complaints received by EPA. In addition to RRP Rule issues, complaints received also included information about possible improper lead disclosures given by Brady Sullivan to their tenants at the Mill West property.

C. Account of Pre-Inspection Communications with Firm: There have been previous RRP complaints against Brady Sullivan, which resulted in 3 previous EPA Region 1 inspections. The 1st complaint, in 2012, was about another Brady Sullivan property located at 300 Bedford Street ("Lofts at Mill #1"), in Manchester, NH. As a follow-up, EPA Region 1 inspectors Alexander Aman and Ronnie Levin conducted RRP & 1018 inspections on 8/22/2012. The 2nd complaint was received on 12/17/2013 regarding extensive dust being generating during work on the Extra Space Storage Facility, which was a business within the Brady Sullivan-owned and managed Mill West property at 195 McGregor Street, in Manchester, NH. Region 1 inspector Aman conducted an inspection on 1/29/2014 and closed it out on 3/05/2014 because he determined that the business ("Extra Storage Space") was in the commercial part of the property and thus was not subject to the RRP Rule. In Inspector Aman's close-out letter sent to Brady Sullivan, he stated that "EPA has identified areas from the commercial portions of the property to be target housing due to the ongoing conversion of these specific areas into residential use." The issue of whether the commercial area being converted into target housing is covered by EPA's RRP Rule was discussed both during the 1/29/2014 inspection with Marc Pinard, Brady Sullivan's in-house General Counsel, and in the EPA close out letter sent to Brady Sullivan. In his inspection report, Inspector Aman stated that he discussed the fact that "any renovation activities disturbing painted surfaces in these portions of the property are subject to the RRP Rule requirements." This reflects what is stated in the EPA regulations at 40 CFR §745.83: "A renovation performed for the purpose of converting a building, or part of a building, into target housing or a child-occupied facility is a renovation under this subpart." The 3rd complaint was received on 1/07/2014 regarding work at 250 Commercial Street, Manchester, NH (see Attachment 1: Copy of EPA's Correspondence to Marc Pinard of Brady Sullivan, dated March 5, 2014).

III. June 3, 2015 Inspection Time and Paperwork

A. Start Time: 9:50 a.m.

B. End Time: 11:45 a.m.

C. EPA Inspector Credential Presented: Yes ☒ to the following company representative(s)
Name: Marc Pinard, Esq. Title: General Counsel, Brady Sullivan

D. Forms (Check those signed and if attached. If not signed, add brief explanation as to why.) (See Attachments 2, 3 and 4):

- | | | | |
|----|---------------------------------|---|---|
| 1. | Notice of 1018 Inspection Form: | signed (Yes <input checked="" type="checkbox"/>) | attached (Yes <input checked="" type="checkbox"/>) |
| 2. | Notice of RRP Inspection Form: | N/A | |
| 3. | TSCA Confidentiality Form: | signed (Yes <input checked="" type="checkbox"/>) | attached (Yes <input checked="" type="checkbox"/>) |
| 4. | Receipt for Documents Form: | signed (Yes <input checked="" type="checkbox"/>) | attached (Yes <input checked="" type="checkbox"/>) |

IV. Facility Operations

- A. When was entity established? 1992
- B. What services are provided? Commercial & residential leasing and sales (specializes in developing, constructing, converting condos & homes; owns & manages an extensive portfolio of apartment communities specializing in loft apartments within renovated historic mill buildings)
- C. Number of employees 75+
- D. Number of properties (multi-family buildings/complexes) ~20; with 1,975 units; owned/managed by Brady Sullivan. (See Attachment 5: List of Brady Sullivan target housing (TH)); and list with property name; location, build date ("b.") and # of units as researched by Inspector Magoon:

NH – 14 complexes: 8 are TH properties with ~ 500 units):

- 1). Lofts at Mill #1 (300 Bedford St., Manchester) (b. 1889-1891) (110 units);
- 2). Mill West, Manchester - renovated mill buildings (b. 1889-1891) (110 units; w/ an additional 110 units will be constructed);
- 3). The Annex at Mill West, Manchester (b. ~1889) (110 units);
- 4). Gold St Duplexes, Manchester (b. 1964) (2 bldgs. / 4 units);
- 5). Southside Manor, Manchester (b. 1970) (14 bldgs. / 108 units);
- 6). Stonehenge Litchfield, Litchfield (b. 1970) (3 bldgs. / 17 units);
- 7). Roysan Street Duplexes, Manchester (b. 1963) (7 bldgs. / 14 units); and
- 8). Stonehenge Londonderry, Londonderry (b. 1971-1972) (8 bldgs. / 32-64 units)

MA – 4 complexes: 3 are TH properties with ~575 units under construction):

- 1). Lancaster Mill in Clinton (b. 1844) - renovated mill building with ~ 132 units, Phase 2 about to start;
- 2). Pacific Mills in Lawrence (b. 1889-90) that is currently being worked on by Environmental Compliance Specialists, Inc. (Projected # of units: 345); and
- 3). Junction Shops Mill, under construction: Conversion from commercial into target housing in Worcester (b. 1851) (>100 units)

RI – 8 complexes: 7 are TH properties with ~900 units (some are under construction):

- 1). American Tourister Mill (b. 1896), under construction: conversion project from commercial into target housing, Warren (~ 190 units);
- 2). American Wire Lofts, Pawtucket (b. 1900) (141 units);
- 3). Grant Mill, Providence (b. 1890) (85 units);
- 4). Harris Mill Lofts, Coventry (b. 1850) (170 units);
- 5). Lofts at Anthony Mill, Coventry (b. 1868) (113 units);
- 6). Lofts at Pocasset Mill, Johnston (b. 1898) (92 units); and
- 7). Slater Mill, Pawtucket (b. 1882) (142 units).

Total: 18 target housing complexes with ~ 1,975 units;

E. Section 8 vouchers @ Mill West property: 0 / 0 #/%%

IV. 1018 Rule Inspection

- A. Was entity familiar with the Disclosure Rule? Yes x
- B. Did entity regularly provide Disclosure Form? Yes x PYF pamphlet Yes x
- C. Were Disclosure Forms kept/accessible? Yes x
- D. Were lead-based paint documents recorded on DF? No x; several documents regarding lead were provided to EPA during the inspection. These documents were not listed on the DFs and not provided to prospective or the current tenants' DFs.
- E. Were DFs filled in completely? Yes x - with Comments: One had missing Tenant Acknowledgment for receiving the Pamphlet; a few DFs were signed by the Property Manager a day after the tenants signed; also see Paragraph G below.

(See Attachments 6 and 7: Copies of Leases and corresponding DFs);

1. Section A: Yes x
2. Section B: Yes x
3. Section C: N/A: No reports listed on DF or given
4. Section D: Yes x
Signatures? Yes x
Dates? Yes x

- F. Number of records reviewed: 21 (> 15%) # (%)
- G. Quality of disclosure* (*also see discussion under Section VIII below):
Excellent ; Good x with the exception of 1 major flaw regarding whether the units were actually
"lead-safe" as claimed by Brady Sullivan on all of the completed lead disclosure forms (DFs); Fair ;
Poor ; Variable

V. **RRP Rule Inspection:** N/A (EPA Region 1 conducted an RRP compliance inspection separately on May 12, 2015)

VI. **Compliance Assistance**

What compliance assistance was provided? The inspectors explained the requirements of EPA's Lead Disclosure Rule in great detail and provided a copy of EPA-Region 1's Compliance Assistance package.

VII. **1018 Records Review:**

A. How many leases did inspector review? 21 (several leases are for the same units with different or the same tenants).

Issues with DFs: Brady Sullivan made a statement pertaining to the presence of lead-based paint and/or lead hazards on each DF. The following statement was found on all the current tenants' DFs:

"Known LBP....." was checked in all DFs. However, a statement was found on **all DFs**: "The Mill Building containing the unit was built before 1978 and as such, the apartment unit and common areas, stairways, and hallways are not entirely lead-free. Appropriate measures have been taken, however, to make the common areas and the apartment unit "**lead-safe**" in accordance with local, state, and federal regulations, including those of the US EPA. In the event....."

During the inspection, Marc Pinard provided the inspectors a copy of one lead paint related document for Mill West. The conclusions state that the main building of the Mill West property are "90% lead free." This is found in the report titled: "Phase I Environmental Site Assessment," by Les A. Cartier and Associates, dated September 2, 2010 (see Attachment 8: Les A. Cartier report, dated September 2, 2010).

Brady Sullivan recently removed the sentence about "lead-safe" from their current DF and submitted a copy of the new DF to the EPA inspectors. Mr. Pinard provided the EPA inspectors with a copy of a recent lead-related document, which is now listed on the new DFs. The report is new and is a result of lead dust testing that occurred within some residential units at around the time of the EPA's most recent RRP inspection on May 12, 2015. The lead dust testing results some show many positive results for lead dust within the Mill West property units and common areas.

Other lead dust testing did occur recently and the results were the basis for EPA issuing an emergency clean-up order (see Attachment 9: Copy of newly worded, blank DF for Mill West). The inspectors explained to Marc Pinard that for proper disclosures in the future, copies of all records pertaining to lead- both from the past and now more recent ones, must be given to all prospective tenants before they sign a lease and/or upon renewal of existing leases for all others.

During the EPA's follow-up investigation after the inspection, Inspector Magoon found that there are no lead records to back up the statement that the units are "lead-safe" in all DFs. To the contrary, the presence of lead-based paint and lead dust hazards in 88 out of 98 target housing units has been documented by several different lead inspections that occurred recently and which are still ongoing at the Mill West property (see Attachment 10: Copy of Copy of Les A. Cartier and Associates report: "Plan for Lead Dust Wipe Analysis / Lead Dust Hazard Mitigation" prepared by American Environmental Testing Services of New England, LLC (AETS): 195 McGregor St, Manchester NH, dated August 11, 2015 (see Plan 2 of 3, Section 5.1, Page 5).

B. Table: Summary of Leases and Disclosure Forms (“DFs”) Collected

Unit # at 195 McGregor Street	Child(ren) Present (#/Ages)	Date Lease Signed	DF Date	Notes
306	none	2/22/15	2/22/15	
311	none	6/1/14; 4/29/15	6/1/14; 4/29/15	Same tenants/2 different leases
316	none	1/22/14; 1/9/15	1/22/14; 1/9/15	Same tenants/2 different leases; 2 nd DF: Management signed lease & DF 1 day after lessee (1/10/15)
322	none	2/26/15	2/26/15	
328	none	3/23/14; 2/19/15	3/23/14; 2/19/15	Same tenants/2 different leases; 2 nd DF: Management signed lease & DF 1 day after lessee (2/20/15)
331	1 minor, under 6 yrs. old	8/3/14	8/3/14	
333	none	4/3/15	4/3/15	
338	none	1/11/14; LD 2/1/15	1/11/14; 1/4/15	Same tenants/2 different leases
341	none	12/24/14	12/24/14	
404	none	9/3/14; 2/21/15	9/3/14; 2/21/15	Same tenants/2 different leases
409	none	5/15/15	5/15/15	
417	3, ages unknown	4/6/14; 3/30/15	4/6/14; 3/30/15	Same tenants/2 different leases; 2 nd DF: Management signed lease & DF 1 day after lessee (3/31/15)
427	none	2/13/15	2/13/15	
438	none	12/27/14; 1/18/14	12/27/14; 1/18/14	Same tenants/2 different leases

List of Attachments

1. Copy of EPA’s Correspondence to Marc Pinard of Brady Sullivan, dated March 5, 2014;
2. Copy of signed Notice of 1018 Inspection Form, dated June 3, 2015;
3. Copy of TSCA Confidentiality Form, pending receipt from Marc Pinard of Brady Sullivan;
4. Copy of Receipt for Documents Form, dated June 3, 2015;
5. List of Brady Sullivan target housing properties provided by Marc Pinard;
6. Copies of Leases (21);
7. Copies of corresponding DFs (21);
8. Copy of newly worded, blank DF for Mill West;
9. Copy of Phase I Environmental Site Assessment report of Mill West, by Les A. Cartier and Associates, dated September 2, 2010; and
10. Copy of Les A. Cartier and Associates report: “Plan for Lead Dust Wipe Analysis / Lead Dust Hazard Mitigation” prepared by American Environmental Testing Services of New England, LLC (AETS): 195 McGregor St, Manchester NH (see Plan 2 of 3, Section 5.1, Page 5), dated August 11, 2015.



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

Region 1

**5 Post Office Square, Suite 100
Boston, MA 02109-3912**

**CERTIFIED MAIL
RETURN RECEIPT REQUESTED**

MAR 05 2014

Marc A. Pinard, Esq., General Counsel
Brady Sullivan Properties, LLC
670 North Commercial Street
Manchester, New Hampshire 03101

Re: January 29, 2014 EPA Inspection of Brady Sullivan Properties, LLC to Determine Compliance with the Renovation, Repair and Painting Rule

Dear Mr. Pinard,

The New England Office of the U. S. Environmental Protection Agency ("EPA") has completed a review of the information which I, as an EPA inspector, gathered during an inspection at your office located at 670 North Commercial Street in Manchester, New Hampshire on January 29, 2014. The inspection was initiated in response to a complaint concerning ongoing renovation activities at 195 McGregor Street in Manchester, New Hampshire (the "Property") including the Extra Space Storage facility located on the Property. The purpose of the inspection was to determine your compliance with the EPA regulation entitled Residential Property Renovation, codified at 40 C.F.R. Part 745, Subpart E. This Subpart encompasses the Renovation, Repair and Painting ("RRP") Rule.

The RRP Rule, effective April 22, 2010, covers any activity that disturbs more than six square feet of interior or 20 square feet of exterior painted surface at pre-1978 housing and child-occupied facilities. Among other things, the RRP Rule requires contractors, trades-people, rental property managers, owners and other firms who disturb painted surfaces (even if it is not known whether the paint contains lead) to:

- be a certified firm and/or a certified renovator;
- provide the property owners and occupants with the EPA pamphlet entitled "*Renovate Right*" before renovation starts;
- obtain confirmation of receipt of the EPA pamphlet from the owner and occupants or a certificate of mailing from the post-office;
- provide written notice describing the planned renovation to each affected unit for work in common areas of multi-family housing;
- use lead-safe work practices as required by the RRP Rule, for example:
 - post warning signs at the entrance to the work area;

- use plastic containment barriers to prevent the spread of dust that may potentially contain lead;
- handle waste in a lead-safe manner;
- prohibit the use of machines designed to remove paint or other surface coatings through high speed operation such as sanding, grinding, power planing, needle gun, abrasive blasting, or sandblasting, on painted surfaces unless such machines have shrouds or containment systems and are equipped with a HEPA vacuum attachment to collect dust and debris at the point of generation. Machines must be operated so that no visible dust or release of air occurs outside the shroud or containment system;
- avoid the use of prohibited practices such as open-flame burning, torching, or operating a heat gun at over 1100°F;
- make sure that the work site is properly cleaned and that a post-renovation cleaning verification or dust clearance testing is conducted; and
- establish RRP project records that document and demonstrate compliance with the RRP Rule and maintain these records for at least three years.

During the January 29, 2014 inspection, I reviewed with you the background and nature of the ongoing renovation activities being conducted at the Property. Based on that inspection and additional EPA examination, EPA has identified the portions of the Extra Space Storage facility and adjacent areas impacted by the renovation activities to be commercial in nature and not target housing as defined by 40 C.F.R. §745.223. Consequently, the RRP Rule requirements do not apply to the renovation activities impacting the specific areas identified in the initial complaint received by EPA.

EPA has identified areas separate from the commercial portions of the Property to be target housing due to the ongoing conversion of these specific areas into residential use. As discussed during the January 29, 2014 inspection, any renovation activities disturbing painted surfaces in these portions of the Property are subject to the RRP Rule requirements. According to Brady Sullivan Properties, LLC, no painted surfaces are being disturbed in the residential areas of the Property.

Be advised that on May 6, 2010, EPA announced the commencement of proceedings to determine whether the renovation of public and commercial buildings create hazards, and if so, to propose lead-safe work practices and other requirements. Any new requirements could become effective as early as July 2015. Information about these proceedings can be found here:

<http://yosemite.epa.gov/oepi/rulegate.nsf/byRIN/2070-AJ56>

Issuance of this letter does not preclude EPA from pursuing any other remedies or sanctions authorized by law at any time in the future. EPA is not requesting any further information from you at this time relative to EPA's January 29, 2014 inspection. Please contact me if you have any questions.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Alexander Aman', is written over the printed name.

Alexander Aman
Environmental Engineer

Toxics and Pesticides Unit (OES 05-4)

Phone: (617) 918-1722

Fax: (617) 918-0722

Email: aman.alexander@epa.gov

Enclosure

cc: Alma Padilla, US EPA – New England

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> Complete Items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 		<p>A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <input type="checkbox"/> Date of Delivery</p> <p>C. Date of Delivery</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If YES, enter delivery address below:</p>	
<p>1. Article Addressed to:</p> <p>Marc A. Pinard, Esq. General Counsel Brady Sullivan Properties, LLC 670 North Commercial St. Manchester, NH 03101</p>		<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>	
<p>2. Article Number</p> <p>(Transfer from service label) 7012 2920 0000 2001 8507</p>		<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>	

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-1

7012 2920 0000 2001 8507

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Marc A. Pinard, Esq.	
General Counsel	
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$
Postmark Here	
MAR 05 2014	
<p>Send To</p> <p>Brady Sullivan Properties LLC 670 North Commercial St. Manchester, NH 03101</p>	
PS Form 3800, August 2009 See Reverse for Instructions	



US ENVIRONMENTAL PROTECTION AGENCY
WASHINGTON, DC 20460

TOXIC SUBSTANCES CONTROL ACT

LEAD PAINT -- NOTICE OF INSPECTION

1. INVESTIGATION IDENTIFICATION			2. TIME	2. COMPANY NAME
DATE 06/03/15	INSPECTION NO. F16127	DAILY SEQ. NO. 001	9:30 am	Brady Sullivan
4. INSPECTOR'S ADDRESS U. S. Environmental Protection Agency - New England Five Post Office Square - Suite 100 (OES05-4) Boston, MA 02109-3912			3. FACILITY'S ADDRESS 195 McGregor St. Manchester, NH 03102	

For internal EPA use. Copies of this form may be provided to recipient as acknowledgment of this notice.

REASON FOR INSPECTION

☒ This inspection involves the review of records, files, papers, and shall include copies of Title X, Section 1018 Disclosure Rule documents for residential real estate and/or lease transactions.

☒ In addition, this inspection extends to (Check appropriate blocks):

- | | |
|--|---|
| <input type="checkbox"/> A. Financial data | <input type="checkbox"/> D. Personal data |
| <input type="checkbox"/> B. Sales data | <input type="checkbox"/> E. Research data |
| <input type="checkbox"/> C. Pricing data | <input checked="" type="checkbox"/> F. Lease data |

The nature and extent of the inspection of such data specified in A through F is to determine compliance with Title X, Section 1018.

I acknowledge voluntary consent to allow the representatives of EPA named below to review real estate notification and disclosure forms and any other documents to determine compliance with Title X, Section 1018 and to allow the EPA representative to copy any of these documents.

☒ [Signature]
Signature

6/3/15
Date

INSPECTOR SIGNATURE Molly Magoon		CLAIMANT SIGNATURE X [Signature]	
NAME Molly Magoon		NAME Marc Pinard	
TITLE Inspector	DATE SIGNED 6/3/15	TITLE Gen Counsel	DATE SIGNED 6/3/15



US ENVIRONMENTAL PROTECTION AGENCY
WASHINGTON, DC 20460

TOXIC SUBSTANCES CONTROL ACT

RECEIPT FOR DOCUMENTS

1. INVESTIGATION IDENTIFICATION

DATE 6/3/15 INSPECTION NO. F16127 DAILY SEQ. NO. 001

2. COMPANY NAME

Brady Sullivan

3. INSPECTOR ADDRESS

U. S. Environmental Protection Agency - New England
Five Post Office Square - Suite 100 (OES05-4)
Boston, MA 02109-3912

4. COMPANY ADDRESS

195 McGregor Street
Manchester, NH 03102

For internal EPA use. Copies of this form may be provided to recipient as acknowledgment of the documents mixtures described below collected in connection with the administration and enforcement of TSCA 402(c) and TSCA 406(b).

RECEIPT OF DOCUMENT(S) DESCRIBED IS HEREBY ACKNOWLEDGED:

NO.

DESCRIPTION

-001

BLANK MILL WEST LEASE
LEASES, DISCLOSURE FORMS, PAMPHLET ACKNOWLEDGEMENT FORM MILL WEST
UNITS (195 MCGREGOR):

306

311

316

322

331

341

328 (2 LEASES)

333

338 (2 LEASES)

404 (2 LEASES)

409

419

427

438 (2 LEASES)

+ Copy of Newly Revised DF

OPTIONAL:

DUPLICATE COPIES: REQUESTED AND PROVIDED ☐

NOT REQUESTED ☒

INSPECTOR SIGNATURE

Molly Magoon

CLAIMANT SIGNATURE

[Signature]

NAME

Molly Magoon

NAME

Marc Pinard

TITLE

Inspector

DATE SIGNED

6/04/15

TITLE

Gen. Counsel

DATE SIGNED

6/3/15

FILE COPY



US ENVIRONMENTAL PROTECTION AGENCY
WASHINGTON, DC 20460

TOXIC SUBSTANCES CONTROL ACT

RECEIPT FOR DOCUMENTS

1. INVESTIGATION IDENTIFICATION			2. COMPANY NAME
DATE 6/3/15	INSPECTION NO. F16127	DAILY SEQ. NO. 001	Brady Sullivan
3. INSPECTOR ADDRESS U. S. Environmental Protection Agency - New England Five Post Office Square - Suite 100 (OES05-4) Boston, MA 02109-3912			4. COMPANY ADDRESS 195 McGregor St. Manchester, NH 03102

For internal EPA use. Copies of this form may be provided to recipient as acknowledgment of the documents mixtures described below collected in connection with the administration and enforcement of TSCA 402(c) and TSCA 406(b).

RECEIPT OF DOCUMENT(S) DESCRIBED IS HEREBY ACKNOWLEDGED:

NO.	DESCRIPTION
MM-6/4-001-002	Copies of Lead Records; re: 195 McGregor St. Manchester, NH dated 5/29/15
	1) Les Cartier Assoc. LBP Dust wipe Analysis Dust Hazard Mitigation Plan & Lead Inspection Report
	2) Hand written Summary for Requested Units
MM-6/4-003	* Testing Results for NH DTHHS ofc. by Mickey Laskey & EHS Lab
MM-6/4-004	Copy Environmental Site Assessment: Mill West Report (2010)

OPTIONAL:

DUPLICATE COPIES: REQUESTED AND PROVIDED ☐

NOT REQUESTED ☒

INSPECTOR SIGNATURE

CLAIMANT SIGNATURE

NAME

NAME

TITLE

Inspector

DATE SIGNED

TITLE

DATE SIGNED

Molly Magoon
Molly Magoon

X [Signature]

Marc Pinard

Gen Counsel

6/3/15

X 6/18/15

Year	Property Name	Address	City	State	Zip
Pre-1978	Gold Street Duplexes	435 & 445 Gold St.	Manchester	NH	03103
Pre-1978	Lofts at Mill Number One	300 Bedford St.	Manchester	NH	03101
Pre-1978	Phase 3 under construction	195 McGregor St.	Manchester	NH	03102
Pre-1978	Lofts at Mill West Annex	70 Foundry St.	Manchester	NH	03102
Pre-1978	Royson Street Duplexes	98, 142, 154, 170, 184, 198, 214 Royson St.	Manchester	NH	03103
Pre-1978	Southside Manor	Circle Rd. & Manor Dr.	Manchester	NH	03103
Pre-1978	Stonchenge Litchfield	15 Woodland Drive	Litchfield	NH	03052
Pre-1978	Stonchenge Londonderry	14, 23, 25, 27, 29, 31, 33, 35 Stonchenge Rd.	Londonderry	NH	03053
Pre-1978	American Wire Lofts	413 Central Ave.	Pawtucket	RI	02861
Pre-1978	Grant Mill	299 Carpenter St.	Providence	RI	02909
Pre-1978	Harris Mill Lofts	618 Main St.	Coventry	RI	02816
Pre-1978	Lofts at Anthony Mill	624 Washington St.	Coventry	RI	02816
Pre-1978	Lofts at Pocasset Mill	75 Pocasset St.	Johnston	RI	02919
Pre-1978	Slater Cotton Mill	75 S. Union St.	Pawtucket	RI	02860
Pre-1978	under construction	99 Main Street	Warren	RI	02885

LEASE

Tenant: (b) (6) (Guarantor)

Premises: 195 McGregor Street, Unit # 311, Manchester, NH 03102

Landlord: Brady Sullivan Millworks II, LLC
670 North Commercial Street Suite #303, Manchester, NH 03101.

THIS LEASE is made this 1st day of June, 2014 by and between Brady Sullivan Millworks II, LLC. (hereinafter referred to as "Landlord"), a duly organized New Hampshire entity, and (b) (6) (Guarantor) (hereinafter collectively referred to as "Tenant").

The sole tenants of the premises will be: (b) (6) (Guarantor) and their N/A child(ren).

APARTMENT NUMBER 311
ADDRESS OF APARTMENT: 195 McGregor Street
(hereinafter "Premises") Manchester, NH 03102

POSSESSION of premises taken on: 5/1/2014

TERM of Lease begins on: 5/1/2014

TERM of Lease expires on: 5/31/2015

GROSS RENT DUE for full term: \$ 18,600.00

Tenant shall pay each and every installment to:

Brady Sullivan Millworks II, LLC
670 N. Commercial Street Suite # 303
Manchester, NH 03101

1. **RENT:** Rent in the amount of \$1,550.00 is due on or before the first of each month. The total rent includes a \$0.00 monthly pet charge, a \$0.00 monthly storage charge and a \$0.00 short-term premium. However, no monthly rent shall be due for the month(s) of N/A; provided, however, that Lessee is not in default of this Lease or in arrears of rent or any other charges at the expiration or other termination of this Lease. Pet charges and storage charges will be due for the months that rent is waived. If any, shown above. This is a legal binding document and all Tenant(s) are required to fulfill the entire term of their lease. Failure to do so will result in the Tenant being held responsible for all unpaid rent, repayment of concessions, lease break fees and liquidated damages.

Tenant rents the premises known as 195 McGregor Street, Unit # 311, Manchester, NH 03101, which shall be used as a personal residence only, under the following conditions:

2. **TENANTS:** Only the following persons are to live in the premises:

Name	Relationship
(b) (6)	TENANT
(b) (6)	TENANT
(b) (6)	GUARANTOR

No other persons may reside on the premises without the Landlord's prior written permission.

(b) (6)

ACKNOWLEDGMENT

The undersigned agrees that this acknowledgment is incorporated in and made part of the Lease Agreement between **Brady Sullivan Millworks II, LLC**, Landlord and (b) (6) (Guarantor), Tenant, dated 6/1/2014 at the premises located at 195 McGregor Street Unit # 311, Manchester, NH, 03101. This acknowledgment shall be renewed and shall expire under the same terms and conditions of said Lease.

I understand and agree that I have an obligation to read the entire lease document before I sign it.
(b) (6) (Initial)

I hereby acknowledge that I have read the entire lease document and understand what I am signing.
(b) (6) (Initial)

I hereby understand and agree that my failure to read or understand the lease shall not be a defense to any or all of my obligations arising under the lease.

(b) (6) (Initial)

Brady Sullivan Millworks II, LLC

MANAGEMENT:

DATE: _____

TENANT:

DATE: 6/1/2014

TENANT:

DATE: 5/31/2014

TENANT:

DATE: 6/1/2014

(b) (6)

Addendum "F"

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, Landlords must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Tenants must also receive a federally approved pamphlet on lead poisoning prevention.

Landlord's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (Check (i) or (ii) below):

(i) ☒ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

The Mill Building containing the apartment unit was built before 1978 and as such the apartment unit and common areas, stairways and hallways are not entirely lead free. Appropriate measures have been taken, however, to make the common areas and the apartment unit "lead safe" in accordance with local, state and federal regulations, including those of the United States Environmental Protection Agency ("EPA"). In the event that you are in need of additional information regarding lead to ensure protection of yourself or your children, see a leasing agent for a link to related EPA information.

(ii) ☐ Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Landlord (Check (i) or (ii) below):

(i) ☐ Landlord has provided the Tenant with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) ☒ Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Tenant's Acknowledgment (initial)

(c) n/a and n/a Tenant has received copies of all information listed above.

(b) (6) Tenant has received the pamphlet Protect Your Family from Lead in Your Home.

Agent's Acknowledgment (initial)

(e) *AM* Agent has informed the Landlord of the Landlord's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

MANAGEMENT: *[Signature]*

DATE: *6/1/20*

TENANT: (b) (6)

DATE: *6/1/20*

TENANT: (b) (6)

DATE: *6/1/20*

TENANT: (b) (6)

DATE: *6/1/20*

(b) (6)

LEASE

Tenant:

(b) (6)

Premises: 195 McGregor Street, Unit # 311, Manchester, NH 03102

Landlord: Brady Sullivan Millworks II, LLC

670 North Commercial Street Suite #303, Manchester, NH 03101.

THIS LEASE is made this 1st day of June, 2015 by and between Brady Sullivan Millworks II, LLC (hereinafter referred to as "Landlord"), a duly organized New Hampshire entity, and (b) (6) (hereinafter collectively referred to as "Tenant").

The sole tenants of the premises will be: (b) (6) and their N/A child(ren).

APARTMENT NUMBER 311
ADDRESS OF APARTMENT: 195 McGregor Street
(hereinafter "Premises") Manchester, NH 03102

POSSESSION of premises taken on: 6/1/2014

TERM of Lease begins on: 6/1/2015

TERM of Lease expires on: 5/31/2016

GROSS RENT DUE for full term: \$ 18,600.00

Tenant shall pay each and every installment to:

Brady Sullivan Millworks II, LLC
670 N. Commercial Street Suite # 303
Manchester, NH 03101

1. **RENT.** Rent in the amount of \$1,550.00 is due on or before the first of each month. The total rent includes a \$0.00 monthly pet charge, a \$0.00 monthly storage charge and a \$0.00 short-term premium. However, no monthly rent shall be due for the month(s) of N/A; provided, however, that Lessee is not in default of this Lease or in arrears of rent or any other charges at the expiration or other termination of this Lease. Pet charges and storage charges will be due for the months that rent is waived, if any, shown above. This is a legal binding document and all Tenant(s) are required to fulfill the entire term of their lease. Failure to do so will result in the Tenant being held responsible for all unpaid rent, repayment of concessions, lease break fees and liquidated damages.

Tenant rents the premises known as 195 McGregor Street, Unit # 311, Manchester, NH 03102, which shall be used as a personal residence only, under the following conditions:

2. **TENANTS:** Only the following persons are to live in the premises:

Name	Relationship
(b) (6)	TENANT
(b) (6)	TENANT
N/A	N/A

No other persons may reside on the premises without the Landlord's prior written permission.

(b) (6)

ACKNOWLEDGMENT

The undersigned agrees that this acknowledgment is incorporated in and made part of the Lease Agreement between Brady Sullivan Millworks II, LLC, Landlord and (b) (6) Tenant, dated 6/1/2015 at the premises located at 195 McGregor Street Unit # 311, Manchester, NH, 03102. This acknowledgment shall be renewed and shall expire under the same terms and conditions of said Lease.

(b) (6) (Initial) I understand and agree that I have an obligation to read the entire lease document before I sign it.

(b) (6) (Initial) I hereby acknowledge that I have read the entire lease document and understand what I am signing.

(b) (6) (Initial) I hereby understand and agree that my failure to read or understand the lease shall not be a defense to any or all of my obligations arising under the lease.

Brady Sullivan Millworks II, LLC

MANAGEMENT:

TENANT:

TENANT:

TENANT:

TENANT:

(b) (6) *Wendy Steward*

N/A

N/A

DATE:

DATE:

DATE:

DATE:

DATE:

4/29/15
8/27/2015
4/29/2015

Addendum "F"

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, Landlords must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Tenants must also receive a federally approved pamphlet on lead poisoning prevention.

Landlord's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (Check (i) or (ii) below):

(i) ☒ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

The Mill Building containing the apartment unit was built before 1978 and as such the apartment unit and common areas, stairways and hallways are not entirely lead free. Appropriate measures have been taken, however, to make the common areas and the apartment unit "lead safe" in accordance with local, state and federal regulations, including those of the United States Environmental Protection Agency ("EPA"). In the event that you are in need of additional information regarding lead to ensure protection of yourself or your children, see a leasing agent for a link to related EPA information.

(ii) ☐ Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Landlord (Check (i) or (ii) below):

(i) ☐ Landlord has provided the Tenant with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).


(ii) ☒ Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Tenant's Acknowledgment (initial)

(c) n/a and n/a Tenant has received copies of all information listed above.

(d) (b) (6) Tenant has received the pamphlet Protect Your Family from Lead in Your Home.

Agent's Acknowledgment (initial)

(e)  Agent has informed the Landlord of the Landlord's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

MANAGEMENT:



DATE: 4/29/15

TENANT:

(b) (6)

DATE: 4/29/2015

TENANT:

DATE: 4/29/2015

TENANT:

DATE: _____

TENANT:

N/A

DATE: _____

(b) (6)

N/A

LEASE

Tenant: (b) (6)
Premises: 195 McGregor Street, Unit # 306, Manchester, NH 03102
Landlord: Brady Sullivan Millworks II, LLC

670 North Commercial Street Suite #303, Manchester, NH 03101.

THIS LEASE is made this 22nd day of February, 2015 by and between **Brady Sullivan Millworks II, LLC**. (hereinafter referred to as "Landlord"), a duly organized New Hampshire entity, and (b) (6) and N/A (hereinafter collectively referred to as "Tenant").

The sole tenants of the premises will be: (b) (6) and N/A and their N/A child(ren).

APARTMENT NUMBER 306
ADDRESS OF APARTMENT: 195 McGregor Street
(hereinafter "Premises") Manchester, NH 03102

POSSESSION of premises taken on: 2/22/2015

TERM of Lease begins on: 2/22/2015

TERM of Lease expires on: 2/29/2016

GROSS RENT DUE for full term: \$ 17,150.00

Tenant shall pay each and every installment to:

Brady Sullivan Millworks II, LLC
670 N. Commercial Street Suite # 303
Manchester, NH 03101

1. **RENT:** Rent in the amount of \$1,400.00 is due on or before the first of each month. The total rent includes a \$0.00 monthly pet charge, a \$0.00 monthly storage charge and a \$0.00 short-term premium. However, no monthly rent shall be due for the month(s) of N/A; provided, however, that Lessee is not in default of this Lease or in arrears of rent or any other charges at the expiration or other termination of this Lease. Pet charges and storage charges will be due for the months that rent is waived, if any, shown above. This is a legal binding document and all Tenant(s) are required to fulfill the entire term of their lease. Failure to do so will result in the Tenant being held responsible for all unpaid rent, repayment of concessions, lease break fees and liquidated damages.

Tenant rents the premises known as 195 McGregor Street, Unit # 306, Manchester, NH 03102, which shall be used as a personal residence only, under the following conditions:

2. **TENANTS:** Only the following persons are to live in the premises:

Name	Relationship
(b) (6)	TENANT
N/A	TENANT
N/A	MINOR

No other persons may reside on the premises without the Landlord's

Individual
Lease
Info
for
Requested
Units

(b) (6)

Initial Initial

ACKNOWLEDGMENT

The undersigned agrees that this acknowledgment is incorporated in and made part of the Lease Agreement between **Brady Sullivan Millworks II, LLC**, Landlord and (b) (6) Tenant, dated 2/22/2015 at the premises located at 195 McGregor Street Unit # 306, Manchester, NH, 03102. This acknowledgment shall be renewed and shall expire under the same terms and conditions of said Lease.

I understand and agree that I have an obligation to read the entire lease document before I sign it.

(b) (6) (Initial)

I hereby acknowledge that I have read the entire lease document and understand what I am signing.

(b) (6) (Initial)

I hereby understand and agree that my failure to read or understand the lease shall not be a defense to any or all of my obligations arising under the lease.

(b) (6) (Initial)

Brady Sullivan Millworks II, LLC

MANAGEMENT:

TENANT:

TENANT:

TENANT:

TENANT:

TENANT:

(b) (6)

N/A

N/A

N/A

DATE:

DATE:

DATE:

DATE:

DATE:

2/22/15

2/22/15

(b) (6)

Addendum "F"

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, Landlords must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Tenants must also receive a federally approved pamphlet on lead poisoning prevention.

Landlord's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (Check (i) or (ii) below):

- (i) ☒ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

The Mill Building containing the apartment unit was built before 1978 and as such the apartment unit and common areas, stairways and hallways are not entirely lead free. Appropriate measures have been taken, however, to make the common areas and the apartment unit "lead safe" in accordance with local, state and federal regulations, including those of the United States Environmental Protection Agency ("EPA"). In the event that you are in need of additional information regarding lead to ensure protection of yourself or your children, see a leasing agent for a link to related EPA information.

- (ii) ☐ Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Landlord (Check (i) or (ii) below):

- (i) ☐ Landlord has provided the Tenant with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

- (ii) ☒ Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Tenant's Acknowledgment (initial)

(c) n/a and n/a Tenant has received copies of all information listed above.

(d) (b) (6) and (b) (6) Tenant has received the pamphlet Protect Your Family from Lead in Your Home.

Agent's Acknowledgment (initial)

(e) [initials] Agent has informed the Landlord of the Landlord's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

MANAGEMENT:

TENANT:

TENANT:

TENANT:

TENANT:

TENANT:

DATE:

DATE:

DATE:

DATE:

DATE:

(b) (6)

LEASE

Tenant: (b) (6)

Premises: 195 McGregor Street, Unit # 316, Manchester, NH 03102

Landlord: Brady Sullivan Millworks II, LLC

670 North Commercial Street Suite #303, Manchester, NH 03101.

THIS LEASE is made this 22nd day of January, 2014 by and between **Brady Sullivan Millworks II, LLC**, (hereinafter referred to as "Landlord"), a duly organized New Hampshire entity, and (b) (6) and N/A (hereinafter collectively referred to as "Tenant").

The sole tenants of the premises will be: (b) (6) and N/A and their N/A child(ren).

APARTMENT NUMBER (b) (6)
ADDRESS OF APARTMENT: 195 McGregor Street
(hereinafter "Premises") Manchester, NH 03102

POSSESSION of premises taken on: 1/22/2014

TERM of Lease begins on: 1/22/2014

TERM of Lease expires on: 1/31/2015

GROSS RENT DUE for full term: \$ 16,635.48

Tenant shall pay each and every installment to:

Brady Sullivan Millworks II, LLC
670 N. Commercial Street Suite # 303
Manchester, NH 03101

1. **RENT:** Rent in the amount of \$1,350.00 is due on or before the first of each month. The total rent includes a \$0.00 monthly pet charge, a \$0.00 monthly storage charge and a \$0.00 short-term premium. However, no monthly rent shall be due for the month(s) of N/A; provided, however, that Lessee is not in default of this Lease or in arrears of rent or any other charges at the expiration or other termination of this Lease. Pet charges and storage charges will be due for the months that rent is waived, if any, shown above. This is a legal binding document and all Tenant(s) are required to fulfill the entire term of their lease. Failure to do so will result in the Tenant being held responsible for all unpaid rent, repayment of concessions, lease break fees and liquidated damages.

Tenant rents the premises known as 195 McGregor Street, Unit # 316, Manchester, NH 03101, which shall be used as a personal residence only, under the following conditions:

2. **TENANTS:** Only the following persons are to live in the premises:

Name	Relationship
(b) (6)	TENANT
N/A	TENANT
N/A	MINOR

No other persons may reside on the premises without the Landlord's prior written permission.

(b) (6)

ACKNOWLEDGMENT

The undersigned agrees that this acknowledgment is incorporated in and made part of the Lease Agreement between **Brady Sullivan Millworks II, LLC**, Landlord and (b) (6) Tenant, dated 1/22/2014 at the premises located at 195 McGregor Street Unit # 316, Manchester, NH, 03101. This acknowledgment shall be renewed and shall expire under the same terms and conditions of said Lease.

I understand and agree that I have an obligation to read the entire lease document before I sign it.
(b) (6) (Initial)

I hereby acknowledge that I have read the entire lease document and understand what I am signing.
(b) (6) (Initial)

I hereby understand and agree that my failure to read or understand the lease shall not be a defense to any or all of my obligations arising under the lease.
(b) (6) (Initial)

Brady Sullivan Millworks II, LLC

MANAGEMENT: _____

DATE: 1/22/14

TENANT: _____

DATE: 22 JANUARY 2014

TENANT: _____

DATE: _____

N/A

(b) (6)

Addendum F

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, Landlords must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Tenants must also receive a federally approved pamphlet on lead poisoning prevention.

Landlord's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (Check (i) or (ii) below):

- (i) ☒ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).
(ii) ☐ Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Landlord (Check (i) or (ii) below):

- (i) ☐ Landlord has provided the Tenant with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).
(ii) ☒ Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Tenant's Acknowledgment (initial)

(c) n/a and n/a Tenant has received copies of all information listed above.

(d) (b) (6) and _____ Tenant has received the pamphlet Protect Your Family from Lead in Your Home.

Agent's Acknowledgment (initial)

(e) (b) (6) Agent has informed the Landlord of the Landlord's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

MANAGEMENT:

[Signature]

DATE: 4-22-19

TENANT:

(b) (6)

DATE: 4-22-19

TENANT:

N/A

DATE: _____

(b) (6)

Simple Steps To Protect Your Family From Lead Hazards

If you think your home has high
levels of lead:

- ❖ Get your young children tested for lead, even if they seem healthy.
- ❖ Wash children's hands, bottles, pacifiers, and toys often.
- ❖ Make sure children eat healthy, low-fat foods.
- ❖ Get your home checked for lead hazards.
- ❖ Regularly clean floors, window sills, and other surfaces.
- ❖ Wipe soil off shoes before entering house.
- ❖ Talk to your landlord about fixing surfaces with peeling or chipping paint.
- ❖ Take precautions to avoid exposure to lead dust when remodeling or renovating (call 1-800-424-LEAD for guidelines).
- ❖ Don't use a belt-sander, propane torch, high temperature heat gun, scraper, or sandpaper on painted surfaces that may contain lead.
- ❖ Don't try to remove lead-based paint yourself.

(b) (6)

12 JANUARY 2014

LEASE

Tenant: (b) (6)

Premises: 195 McGregor Street, Unit # 316, Manchester, NH 03102

Landlord: Brady Sullivan Millworks II, LLC

670 North Commercial Street Suite #303, Manchester, NH 03101.

THIS LEASE is made this 1st day of February, 2015 by and between Brady Sullivan Millworks II, LLC. (hereinafter referred to as "Landlord"), a duly organized New Hampshire entity, and (b) (6) and N/A (hereinafter collectively referred to as "Tenant").

The sole tenants of the premises will be: (b) (6) N/A and their N/A child(ren).

APARTMENT NUMBER 316
ADDRESS OF APARTMENT: 195 McGregor Street
(hereinafter "Premises") Manchester, NH 03102

POSSESSION of premises taken on: 1/22/2014

TERM of Lease begins on: 2/1/2015

TERM of Lease expires on: 1/31/2016

GROSS RENT DUE for full term: \$ 16,800.00

Tenant shall pay each and every installment to:

Brady Sullivan Millworks II, LLC
670 N. Commercial Street Suite # 303
Manchester, NH 03101

1. **RENT:** Rent in the amount of \$1,400.00 is due on or before the first of each month. The total rent includes a \$0.00 monthly pet charge, a \$0.00 monthly storage charge and a \$0.00 short-term premium. However, no monthly rent shall be due for the month(s) of N/A; provided, however, that Lessee is not in default of this Lease or in arrears of rent or any other charges at the expiration or other termination of this Lease. Pet charges and storage charges will be due for the months that rent is waived, if any, shown above. This is a legal binding document and all Tenant(s) are required to fulfill the entire term of their lease. Failure to do so will result in the Tenant being held responsible for all unpaid rent, repayment of concessions, lease break fees and liquidated damages.

Tenant rents the premises known as 195 McGregor Street, Unit # 316, Manchester, NH 03102, which shall be used as a personal residence only, under the following conditions:

2. **TENANTS:** Only the following persons are to live in the premises:

Name	Relationship
(b) (6)	TENANT
N/A	TENANT
N/A	MINOR

No other persons may reside on the premises without the Landlord's prior written permission.

(b) (6)

Addendum "F"

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, Landlords must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Tenants must also receive a federally approved pamphlet on lead poisoning prevention.

Landlord's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (Check (i) or (ii) below):

(i) ☒ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

The Mill Building containing the apartment unit was built before 1978 and as such the apartment unit and common areas, stairways and hallways are not entirely lead free. Appropriate measures have been taken, however, to make the common areas and the apartment unit "lead safe" in accordance with local, state and federal regulations, including those of the United States Environmental Protection Agency ("EPA"). In the event that you are in need of additional information regarding lead to ensure protection of yourself or your children, see a leasing agent for a link to related EPA information.

(ii) ☐ Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Landlord (Check (i) or (ii) below):

(i) ☐ Landlord has provided the Tenant with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) ☒ Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Tenant's Acknowledgment (Initial)

(c) n/a and n/a Tenant has received copies of all information listed above.

(d) _____ and _____ Tenant has received the pamphlet Protect Your Family from Lead in Your Home.

Agent's Acknowledgment (Initial)

(e) MA Agent has informed the Landlord of the Landlord's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

MANAGEMENT:

(b) (6)

TENANT:

TENANT:

TENANT:

TENANT:

DATE:

DATE:

DATE:

DATE:

DATE:

(b) (6)

ACKNOWLEDGMENT

The undersigned agrees that this acknowledgment is incorporated in and made part of the Lease Agreement between Brady Sullivan Millworks II, LLC, Landlord and (b) (6) Tenant, dated 2/1/2015 at the premises located at 195 McGregor Street Unit # 316, Manchester, NH, 03102. This acknowledgment shall be renewed and shall expire under the same terms and conditions of said Lease.

I understand and agree that I have an obligation to read the entire lease document before I sign it.
(b) (6) (Initial)

I hereby acknowledge that I have read the entire lease document and understand what I am signing.
(b) (6) (Initial)

I hereby understand and agree that my failure to read or understand the lease shall not be a defense to any or all of my obligations arising under the lease.
(b) (6) (Initial)

Brady Sullivan Millworks II, LLC

MANAGEMENT:

TENANT:

TENANT:

TENANT:

TENANT:

TENANT:

DATE:

DATE:

DATE:

DATE:

DATE:

N/A

N/A

N/A

1/10/15

9 JANUARY 15

(b) (6)

LEASE

Tenant: (b) (6)

Premises: 195 McGregor Street, Unit # 322, Manchester, NH 03102

Landlord: Brady Sullivan Millworks II, LLC

670 North Commercial Street Suite #303, Manchester, NH 03101.

THIS LEASE is made this 26th day of February, 2015 by and between **Brady Sullivan Millworks II, LLC**, (hereinafter referred to as "Landlord"), a duly organized New Hampshire entity, and (b) (6) (hereinafter collectively referred to as "Tenant").

The sole tenants of the premises will be: (b) (6) and their N/A child(ren).

APARTMENT NUMBER 322
ADDRESS OF APARTMENT: 195 McGregor Street
(hereinafter "Premises") Manchester, NH 03102

POSSESSION of premises taken on: 2/26/2015

TERM of Lease begins on: 2/26/2015

TERM of Lease expires on: 2/29/2016

GROSS RENT DUE for full term: \$ 17,555.36

Tenant shall pay each and every installment to:

Brady Sullivan Millworks II, LLC
670 N. Commercial Street Suite # 303
Manchester, NH 03101

1. **RENT:** Rent in the amount of \$1,400.00 is due on or before the first of each month. The total rent includes a \$50.00 monthly pet charge, a \$0.00 monthly storage charge and a \$0.00 short-term premium. However, no monthly rent shall be due for the month(s) of N/A; provided, however, that Lessee is not in default of this Lease or in arrears of rent or any other charges at the expiration or other termination of this Lease. Pet charges and storage charges will be due for the months that rent is waived, if any, shown above. This is a legal binding document and all Tenant(s) are required to fulfill the entire term of their lease. Failure to do so will result in the Tenant being held responsible for all unpaid rent, repayment of concessions, lease break fees and liquidated damages.

Tenant rents the premises known as 195 McGregor Street, Unit # 322, Manchester, NH 03102, which shall be used as a personal residence only, under the following conditions:

2. **TENANTS:** Only the following persons are to live in the premises:

Name	Relationship
(b) (6)	TENANT
(b) (6)	TENANT
N/A	MINOR

No other persons may reside on the premises without the Landlord's prior written permission.

(b) (6)

ACKNOWLEDGMENT

The undersigned agrees that this acknowledgment is incorporated in and made part of the Lease Agreement between **Brady Sullivan Millworks II, LLC**, Landlord and (b) (6) Tenant, dated 2/26/2015 at the premises located at 195 McGregor Street Unit # 322, Manchester, NH, 03102. This acknowledgment shall be renewed and shall expire under the same terms and conditions of said Lease.

I understand and agree that I have an obligation to read the entire lease document before I sign it.
(b) (6) (Initial)

I hereby acknowledge that I have read the entire lease document and understand what I am signing.
(b) (6) (Initial)

I hereby understand and agree that my failure to read or understand the lease shall not be a defense to any or all of my obligations arising under the lease.
(b) (6) (Initial)

Brady Sullivan Millworks II, LLC

MANAGEMENT:

TENANT:

TENANT:

TENANT:

TENANT:

(b) (6)

N/A

N/A

DATE:

DATE:

DATE:

DATE:

DATE:

2-26-15

2-26-15

2-26-15

(b) (6)

Addendum "F"

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, Landlords must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Tenants must also receive a federally approved pamphlet on lead poisoning prevention.

Landlord's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (Check (i) or (ii) below):

(i) ☒ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

The Mill Building containing the apartment unit was built before 1978 and as such the apartment unit and common areas, stairways and hallways are not entirely lead free. Appropriate measures have been taken, however, to make the common areas and the apartment unit "lead safe" in accordance with local, state and federal regulations, including those of the United States Environmental Protection Agency ("EPA"). In the event that you are in need of additional information regarding lead to ensure protection of yourself or your children, see a leasing agent for a link to related EPA information.

(ii) ☐ Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Landlord (Check (i) or (ii) below):

(i) ☐ Landlord has provided the Tenant with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) ☒ Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Tenant's Acknowledgment (initial)

(c) n/a and n/a Tenant has received copies of all information listed above.

(d) (b) (6) Tenant has received the pamphlet Protect Your Family from Lead in Your Home.

Agent's Acknowledgment (initial)

(e) 31 Agent has informed the Landlord of the Landlord's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

MANAGEMENT: [Signature]

DATE: 2-26-15

TENANT: (b) (6)

DATE: 2-26-15

TENANT: (b) (6)

DATE: 2-26-15

TENANT: N/A

DATE: _____

TENANT: N/A

DATE: _____

(b) (6)

Simple Steps To Protect Your Family From Lead Hazards

Get your family tested for lead, even if
they seem healthy.

- Wash children's hands, bottles, pacifiers, and toys often.
- Make sure children eat healthy, low-fat foods.
- Get your home checked for lead hazards.
- Regularly clean floors, window sills, and other surfaces.
- Wipe soil off shoes before entering house.
- Talk to your landlord about fixing surfaces with peeling or chipping paint.
- Take precautions to avoid exposure to lead dust when remodeling or renovating (call 1-800-424-LEAD for guidelines).
- Don't use a belt-sander, propane torch, high temperature heat gun, scraper, or sandpaper on painted surfaces that may contain lead.
- Don't try to remove lead-based paint yourself.

(b) (6)

LEASE

Tenant: (b) (6)
Premises: 195 McGregor Street, Unit # 328, Manchester, NH 03102
Landlord: Brady Sullivan Millworks II, LLC

670 North Commercial Street Suite #303, Manchester, NH 03101.

THIS LEASE is made this 1st day of April, 2015 by and between Brady Sullivan Millworks II, LLC (hereinafter referred to as "Landlord"), a duly organized New Hampshire entity, and (b) (6) (hereinafter collectively referred to as "Tenant").

The sole tenants of the premises will be: (b) (6) and their N/A child(ren).

APARTMENT NUMBER 328
ADDRESS OF APARTMENT: 195 McGregor Street
(hereinafter "Premises") Manchester, NH 03102

POSSESSION of premises taken on: 3/23/2014

TERM of Lease begins on: 4/1/2015

TERM of Lease expires on: 3/31/2016

GROSS RENT DUE for full term: \$ 17,100.00

Tenant shall pay each and every installment to:

Brady Sullivan Millworks II, LLC
670 N. Commercial Street Suite # 303
Manchester, NH 03101

1. **RENT:** Rent in the amount of \$1,425.00 is due on or before the first of each month. The total rent includes a \$75.00 monthly pet charge, a \$0.00 monthly storage charge and a \$0.00 short-term premium. However, no monthly rent shall be due for the month(s) of N/A; provided, however, that Lessee is not in default of this Lease or in arrears of rent or any other charges at the expiration or other termination of this Lease. Pet charges and storage charges will be due for the months that rent is waived, if any, shown above. This is a legal binding document and all Tenant(s) are required to fulfill the entire term of their lease. Failure to do so will result in the Tenant being held responsible for all unpaid rent, repayment of concessions, lease break fees and liquidated damages.

Tenant rents the premises known as 195 McGregor Street, Unit # 328, Manchester, NH 03102, which shall be used as a personal residence only, under the following conditions:

2. **TENANTS:** Only the following persons are to live in the premises:

Name	Relationship
(b) (6)	TENANT
(b) (6)	TENANT
N/A	MINOR

No other persons may reside on the premises without the Landlord's prior written permission.

Addendum "F"

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, Landlords must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Tenants must also receive a federally approved pamphlet on lead poisoning prevention.

Landlord's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (Check (i) or (ii) below):

- (i) ☒ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

The Mill Building containing the apartment unit was built before 1978 and as such the apartment unit and common areas, stairways and hallways are not entirely lead free. Appropriate measures have been taken, however, to make the common areas and the apartment unit "lead safe" in accordance with local, state and federal regulations, including those of the United States Environmental Protection Agency ("EPA"). In the event that you are in need of additional information regarding lead to ensure protection of yourself or your children, see a leasing agent for a link to related EPA information.

- (ii) ☐ Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Landlord (Check (i) or (ii) below):

- (i) ☐ Landlord has provided the Tenant with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

- (ii) ☒ Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Tenant's Acknowledgment (initial)

(c) n/a and n/a Tenant has received copies of all information listed above.

(d) (b) (6) Tenant has received the pamphlet Protect Your Family from Lead in Your Home.

Agent's Acknowledgment (initial)

(e) [Signature] Agent has informed the Landlord of the Landlord's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

MANAGEMENT:

TENANT:

TENANT:

TENANT:

TENANT:

[Signature]
(b) (6)

N/A

N/A

DATE:

DATE:

DATE:

DATE:

DATE:

2/2/15

2/18/15

2/17/15

ACKNOWLEDGMENT

The undersigned agrees that this acknowledgment is incorporated in and made part of the Lease Agreement between **Brady Sullivan Millworks II, LLC**, Landlord and (b) (6) Tenant, dated 4/1/2015 at the premises located at 195 McGregor Street Unit # 328, Manchester, NH, 03102. This acknowledgment shall be renewed and shall expire under the same terms and conditions of said Lease.

I understand and agree that I have an obligation to read the entire lease document before I sign it.

(b) (6) (Initial)

I hereby acknowledge that I have read the entire lease document and understand what I am signing.

(b) (6) (Initial)

I hereby understand and agree that my failure to read or understand the lease shall not be a defense to any or all of my obligations arising under the lease.

(b) (6) (Initial)

Brady Sullivan Millworks II, LLC

MANAGEMENT:

TENANT:

TENANT:

TENANT:

TENANT:

(b) (6)

N/A

N/A

DATE:

DATE:

DATE:

DATE:

DATE:

2/28/15

2/19/15

2/19/15

(b) (6)

LEASE

Tenant: (b) (6)

Premises: 195 McGregor Street, Unit # 328, Manchester, NH 03102

Landlord: Brady Sullivan Millworks II, LLC
670 North Commercial Street Suite #303, Manchester, NH 03101.

THIS LEASE is made this 23rd day of March, 2014 by and between Brady Sullivan Millworks II, LLC (hereinafter referred to as "Landlord") a duly organized New Hampshire entity, and (b) (6) (hereinafter collectively referred to as "Tenant").

The sole tenants of the premises will be: (b) (6) their N/A child(ren).

APARTMENT NUMBER 328
ADDRESS OF APARTMENT: 195 McGregor Street
(hereinafter "Premises") Manchester, NH 03102

POSSESSION of premises taken on: 3/23/2014

TERM of Lease begins on: 3/23/2014

TERM of Lease expires on: 3/31/2015

GROSS RENT DUE for full term: \$ 17,513.71

Tenant shall pay each and every instalment to:

Brady Sullivan Millworks II, LLC
670 N. Commercial Street Suite # 303
Manchester, NH 03101

1. **RENT.** Rent in the amount of \$1,425.00 is due on or before the first of each month. The total rent includes a \$75.00 monthly pet charge, a \$0.00 monthly storage charge and a \$0.00 short-term premium. However, no monthly rent shall be due for the month(s) of N/A; provided, however, that Lessee is not in default of this Lease or in arrears of rent or any other charges at the expiration or other termination of this Lease. Pet charges and storage charges will be due for the months that rent is waived, if any, shown above. This is a legal binding document and all Tenant(s) are required to fulfill the entire term of their lease. Failure to do so will result in the Tenant being held responsible for all unpaid rent, repayment of concessions, lease break fees and liquidated damages.

Tenant rents the premises known as 195 McGregor Street, Unit # 328, Manchester, NH 03101, which shall be used as a personal residence only, under the following conditions.

2. **TENANTS:** Only the following persons are to live in the premises.

Name	Relationship
(b) (6)	TENANT
(b) (6)	TENANT
N/A	MINOR

No other persons may reside on the premises without the Landlord's prior written permission.

(b) (6)

ACKNOWLEDGMENT

The undersigned agrees that this acknowledgment is incorporated in and made part of the Lease Agreement between Brady Sullivan Millworks II, LLC, Landlord and (b) (6) Tenant dated 3/23/2014 at the premises located at 196 McGregor Street Unit # 325 Manchester, NH, 03101. This acknowledgment shall be renewed and shall expire under the same terms and conditions of said Lease

I understand and agree that I have an obligation to read the entire lease document before I sign it.
(b) (6) Initial

I hereby acknowledge that I have read the entire lease document and understand what I am signing.
(b) (6) Initial

I hereby understand and agree that my failure to read or understand the lease shall not be a defense to any or all of my obligations arising under the lease.
(b) (6) Initial

Brady Sullivan Millworks II, LLC

MANAGEMENT

TENANT

TENANT

(b) (6)

DATE:

DATE:

DATE:

(b) (6)

Addendum "F"

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, Landlords must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Tenants must also receive a federally approved pamphlet on lead poisoning prevention.

Landlord's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (Check (i) or (ii) below).

(i) ☒ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

The Mill Building containing the apartment unit was built before 1978 and as such the apartment unit and common areas, stairways and hallways are not entirely lead free. Appropriate measures have been taken, however, to make the common areas and the apartment unit "lead safe" in accordance with local, state and federal regulations, including those of the United States Environmental Protection Agency ("EPA"). In the event that you are in need of additional information regarding lead to ensure protection of yourself or your children, see a leasing agent for a link to related EPA information.

(ii) ☐ Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Landlord (Check (i) or (ii) below)

(i) ☐ Landlord has provided the Tenant with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):

(ii) ☒ Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Tenant's Acknowledgment (initial)

(c) n/a and n/a Tenant has received copies of all information listed above.

(b) (6) Tenant has received the pamphlet Protect Your Family from Lead in Your Home.

Agent's Acknowledgment (initial)

(a) SC Agent has informed the Landlord of the Landlord's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify to the best of their knowledge that the information they have provided is true and accurate.

MANAGEMENT:

Stephen C. [Signature]

DATE: 3/23/14

TENANT:

(b) (6)

DATE: 3/23/14

TENANT:

DATE: 3/23/14

Simple Steps To Protect Your Family From Lead Hazards

If you think your home has high
levels of lead:

- ◆ Get your young children tested for lead, even if they seem healthy.
- ◆ Wash children's hands, bottles, pacifiers, and toys often.
- ◆ Make sure children eat healthy, low-fat foods.
- ◆ Get your home checked for lead hazards.
- ◆ Regularly clean floors, window sills, and other surfaces.
- ◆ Wipe soil off shoes before entering house.
- ◆ Talk to your landlord about fixing surfaces with peeling or chipping paint.
- ◆ Take precautions to avoid exposure to lead dust when remodeling or renovating (call 1-800-424-LEAD for guidelines).
- ◆ Don't use a belt-sander, propane torch, high temperature heat gun, scraper, or sandpaper on painted surfaces that may contain lead.
- ◆ Don't try to remove lead-based paint yourself.

(b) (6)

ITEM 8881 (03/2010)

Greatland Corporation ■ To Order Call 800.568.1099 ■ www.greatland.com

LEASE

Tenant: (b) (6) (Guarantor)

Premises: 195 McGregor Street, Unit # 333, Manchester, NH 03102

Landlord: Brady Sullivan Millworks II, LLC

670 North Commercial Street Suite #303, Manchester, NH 03101.

THIS LEASE is made this 3rd day of April, 2015 by and between **Brady Sullivan Millworks II, LLC**, (hereinafter referred to as "Landlord"), a duly organized New Hampshire entity, and (b) (6) (Guarantor) (hereinafter collectively referred to as "Tenant").

The sole tenants of the premises will be: (b) (6) and their N/A child(ren).

APARTMENT NUMBER 333
ADDRESS OF APARTMENT: 195 McGregor Street
(hereinafter "Premises") Manchester, NH 03102

POSSESSION of premises taken on: 4/3/2015

TERM of Lease begins on: 4/3/2015

TERM of Lease expires on: 4/30/2016

GROSS RENT DUE for full term: \$ 21,016.66

Tenant shall pay each and every installment to:

Brady Sullivan Millworks II, LLC
670 N. Commercial Street Suite # 303
Manchester, NH 03101

1. **RENT:** Rent in the amount of \$1,625.00 is due on or before the first of each month. The total rent includes a \$25.00 monthly pet charge, a \$0.00 monthly storage charge and a \$0.00 short-term premium. However, no monthly rent shall be due for the month(s) of N/A; provided, however, that Lessee is not in default of this Lease or in arrears of rent or any other charges at the expiration or other termination of this Lease. Pet charges and storage charges will be due for the months that rent is waived, if any, shown above. This is a legal binding document and all Tenant(s) are required to fulfill the entire term of their lease. Failure to do so will result in the Tenant being held responsible for all unpaid rent, repayment of concessions, lease break fees and liquidated damages.

Tenant rents the premises known as 195 McGregor Street, Unit # 333, Manchester, NH 03102, which shall be used as a personal residence only, under the following conditions:

2. **TENANTS:** Only the following persons are to live in the premises:

Name	Relationship
(b) (6)	TENANT
	TENANT
	GUARANTOR

No other persons may reside on the premises without the Landlord's prior written permission.

(b) (6)

ACKNOWLEDGMENT

The undersigned agrees that this acknowledgment is incorporated in and made a part of the Lease Agreement between **Brady Sullivan Millworks II, LLC**, Landlord and (b) (6) (Guarantor), Tenant, dated 4/3/2015 at the premises located at 195 McGregor Street, Unit # 800, Manchester, NH, 03102. This acknowledgment shall be renewed and shall expire under the same terms and conditions of said Lease.

I understand and agree that I have an obligation to read the entire lease document before I sign it.
(b) (6) (Initial)

I hereby acknowledge that I have read the entire lease document and understand what I am signing.
(b) (6) (Initial)

I hereby understand and agree that my failure to read or understand the lease shall not be a defense to any or all of my obligations arising under the lease.
(b) (6) (Initial)

Brady Sullivan Millworks II, LLC

MANAGEMENT:

TENANT:

TENANT:

TENANT:

TENANT:

(b) (6)

N/A

DATE:

DATE:

DATE:

DATE:

DATE:

(b) (6)

Addendum "F"

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, Landlords must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Tenants must also receive a federally approved pamphlet on lead poisoning prevention.

Landlord's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (Check (i) or (ii) below):

(i) ☒ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

The Mill Building containing the apartment unit was built before 1978 and as such the apartment unit and common areas, stairways and hallways are not entirely lead free. Appropriate measures have been taken, however, to make the common areas and the apartment unit "lead safe" in accordance with local, state and federal regulations, including those of the United States Environmental Protection Agency ("EPA"). In the event that you are in need of additional information regarding lead to ensure protection of yourself or your children, see a leasing agent for a link to related EPA information.

(ii) ☐ Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Landlord (Check (i) or (ii) below):

(i) ☐ Landlord has provided the Tenant with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) ☒ Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Tenant's Acknowledgment (initial)

(c) n/a and n/a Tenant has received copies of all information listed above.

(b) (6) Tenant has received the pamphlet Protect Your Family from Lead in Your Home.

Agent's Acknowledgment (initial)

(e) Agent has informed the Landlord of the Landlord's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

MANAGEMENT: _____

DATE: 4/3/15

TENANT: _____

DATE: 4/3/15

TENANT: _____

DATE: 4/3/15

TENANT: _____

DATE: 4/3/15

TENANT: _____

DATE: _____

(b) (6)

N/A

IMPORTANT!

Lead From Paint, Dust, and Soil in and Around Your Home Can Be Dangerous if Not Managed Properly

- Children under 6 years old are most at risk for lead poisoning in your home.
- Lead exposure can harm young children and babies even before they are born.
- Homes, schools, and child care facilities built before 1978 are likely to contain lead-based paint.
- Even children who seem healthy may have dangerous levels of lead in their bodies.
- Disturbing surfaces with lead-based paint or removing lead-based paint improperly can increase the danger to your family.
- People can get lead into their bodies by breathing or swallowing lead dust, or by eating soil or paint chips containing lead.
- People have many options for reducing lead hazards. Generally, lead-based paint that is in good condition is not a hazard (see page 10). (b) (6)

LEASE

Tenant: (b) (6)
Premises: 195 McGregor Street, Unit # 338, Manchester, NH 03102
Landlord: Brady Sullivan Millworks II, LLC

670 North Commercial Street Suite #303, Manchester, NH 03101.

THIS LEASE is made this 1st day of February, 2015 by and between **Brady Sullivan Millworks II, LLC**. (hereinafter referred to as "Landlord"), a duly organized New Hampshire entity, and (b) (6) and N/A (hereinafter collectively referred to as "Tenant").

The sole tenants of the premises will be (b) (6) and N/A and their N/A child(ren).

APARTMENT NUMBER 338
ADDRESS OF APARTMENT: 195 McGregor Street
(hereinafter "Premises") Manchester, NH 03102

POSSESSION of premises taken on: 1/11/2014

TERM of Lease begins on: 2/1/2015

TERM of Lease expires on: 1/31/2016

GROSS RENT DUE for full term: \$ 14,700.00

Tenant shall pay each and every installment to:

Brady Sullivan Millworks II, LLC
670 N. Commercial Street Suite # 303
Manchester, NH 03101

1. **RENT:** Rent in the amount of \$1,225.00 is due on or before the first of each month. The total rent includes a \$0.00 monthly pet charge, a \$0.00 monthly storage charge and a \$0.00 short-term premium. However, no monthly rent shall be due for the month(s) of N/A; provided, however, that Lessee is not in default of this Lease or in arrears of rent or any other charges at the expiration or other termination of this Lease. Pet charges and storage charges will be due for the months that rent is waived, if any, shown above. This is a legal binding document and all Tenant(s) are required to fulfill the entire term of their lease. Failure to do so will result in the Tenant being held responsible for all unpaid rent, repayment of concessions, lease break fees and liquidated damages.

Tenant rents the premises known as 195 McGregor Street, Unit # 338, Manchester, NH 03102, which shall be used as a personal residence only, under the following conditions:

2. **TENANTS:** Only the following persons are to live in the premises:

Name	Relationship
(b) (6)	TENANT
N/A	TENANT
N/A	MINOR

No other persons may reside on the premises without the Landlord's prior written permission.

Addendum "F"

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, Landlords must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Tenants must also receive a federally approved pamphlet on lead poisoning prevention.

Landlord's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (Check (i) or (ii) below):

(i) ☒ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

The Mill Building containing the apartment unit was built before 1978 and as such the apartment unit and common areas, stairways and hallways are not entirely lead free. Appropriate measures have been taken, however, to make the common areas and the apartment unit "lead safe" in accordance with local, state and federal regulations, including those of the United States Environmental Protection Agency ("EPA"). In the event that you are in need of additional information regarding lead to ensure protection of yourself or your children, see a leasing agent for a link to related EPA information.

(ii) ☐ Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Landlord (Check (i) or (ii) below):

(i) ☐ Landlord has provided the Tenant with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) ☒ Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Tenant's Acknowledgment (initial)

(c) n/a and n/a Tenant has received copies of all information listed above.

(b) (6) and _____ Tenant has received the pamphlet Protect Your Family from Lead in Your Home.

Agent's Acknowledgment (initial)

(e) gpa Agent has informed the Landlord of the Landlord's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

MANAGEMENT:

Marcus Macis
(b) (6)

DATE: 1/4/15

TENANT:

DATE: Jan 4 2015

TENANT:

DATE: _____

TENANT:

N/A

DATE: _____

TENANT:

N/A

DATE: _____

TENANT:

N/A

DATE: _____

(b) (6)

ACKNOWLEDGMENT

The undersigned agrees that this acknowledgment is incorporated in and made part of the Lease Agreement between **Brady Sullivan Millworks II, LLC**, Landlord and (b) (6) Tenant, dated 2/1/2015 at the premises located at 195 McGregor Street Unit # 338, Manchester, NH, 03102. This acknowledgment shall be renewed and shall expire under the same terms and conditions of said Lease.

I understand and agree that I have an obligation to read the entire lease document before I sign it.
(b) (6) (Initial)

I hereby acknowledge that I have read the entire lease document and understand what I am signing.
(b) (6) (Initial)

I hereby understand and agree that my failure to read or understand the lease shall not be a defense to any or all of my obligations arising under the lease.
(b) (6) (Initial)

Brady Sullivan Millworks II, LLC

MANAGEMENT:

TENANT:

TENANT:

TENANT:

TENANT:

TENANT:

DATE:

DATE:

DATE:

DATE:

DATE:

[Signature]
(b) (6)

N/A

N/A

N/A

1/4/15
5-15

LEASE

Tenant:

(b) (6)

Premises:

195 McGregor Street, Unit # 338, Manchester, NH 03102

Landlord:

Brady Sullivan Millworks II, LLC

670 North Commercial Street Suite #303, Manchester, NH 03101.

THIS LEASE is made this 11th day of January, 2014 by and between **Brady Sullivan Millworks II, LLC**, (hereinafter referred to as "Landlord"), a duly organized New Hampshire entity, and (b) (6) and N/A (hereinafter collectively referred to as "Tenant").

The sole tenants of the premises will be (b) (6) and N/A and their N/A child(ren).

APARTMENT NUMBER

338

ADDRESS OF APARTMENT:
(hereinafter "Premises")

195 McGregor Street
Manchester, NH 03102

POSSESSION of premises taken on:

1/11/2014

TERM of Lease begins on:

1/11/2014

TERM of Lease expires on:

1/31/2015

GROSS RENT DUE for full term:

\$ 14,895.97

Tenant shall pay each and every installment to:

Brady Sullivan Millworks II, LLC
670 N. Commercial Street Suite # 303
Manchester, NH 03101

1. **RENT:** Rent in the amount of \$1,175.00 is due on or before the first of each month. The total rent includes a \$0.00 monthly pet charge, a \$0.00 monthly storage charge and a \$0.00 short-term premium. However, no monthly rent shall be due for the month(s) of N/A; provided, however, that Lessee is not in default of this Lease or in arrears of rent or any other charges at the expiration or other termination of this Lease. Pet charges and storage charges will be due for the months that rent is waived, if any, shown above. This is a legal binding document and all Tenant(s) are required to fulfill the entire term of their lease. Failure to do so will result in the Tenant being held responsible for all unpaid rent, repayment of concessions, lease break fees and liquidated damages.

Tenant rents the premises known as **195 McGregor Street, Unit # 338, Manchester, NH 03101**, which shall be used as a personal residence only, under the following conditions:

2. **TENANTS:** Only the following persons are to live in the premises:

Name

Relationship

(b) (6)

TENANT

N/A

TENANT

N/A

MINOR

No other persons may reside on the premises without the Landlord's prior written permission.

Addendum F

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, Landlords must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Tenants must also receive a federally approved pamphlet on lead poisoning prevention.

Landlord's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (Check (i) or (ii) below):

(i) ☒ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

The Mill Building containing the apartment unit was built before 1978 and as such the apartment unit and common areas, stairways and hallways are not entirely lead free. Appropriate measures have been taken, however, to make the common areas and the apartment unit "lead safe" in accordance with local, state and federal regulations, including those of the United States Environmental Protection Agency ("EPA"). In the event that you are in need of additional information regarding lead to ensure protection of yourself or your children, see a leasing agent for a link to related EPA information.

(ii) ☐ Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Landlord (Check (i) or (ii) below):

(i) ☐ Landlord has provided the Tenant with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) ☒ Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Tenant's Acknowledgment (Initial)

(c) n/a and n/a Tenant has received copies of all information listed above.

(b) (6) and _____ Tenant has received the pamphlet Protect Your Family from Lead in Your Home.

Agent's Acknowledgment (Initial)

(e) AG Agent has informed the Landlord of the Landlord's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

MANAGEMENT:

[Signature]

DATE: 1/11/14

TENANT:

(b) (6)

DATE: Jan 11 2014

TENANT:

(b) (6)

DATE: _____

ACKNOWLEDGMENT

The undersigned agrees that this acknowledgment is incorporated in and made part of the Lease Agreement between Brady Sullivan Millworks II, LLC, Landlord and (b) (6) Tenant, dated 1/11/2014 at the premises located at 195 McGregor Street Unit # 338, Manchester, NH, 03101. This acknowledgment shall be renewed and shall expire under the same terms and conditions of said Lease.

I understand and agree that I have an obligation to read the entire lease document before I sign it.

(b) (6) (Initial)

I hereby acknowledge that I have read the entire lease document and understand what I am signing.


(b) (6) (Initial)

I hereby understand and agree that my failure to read or understand the lease shall not be a defense to any or all of my obligations arising under the lease.

(b) (6) (Initial)

Brady Sullivan Millworks II, LLC

MANAGEMENT:



DATE: 1/11/14

TENANT:

(b) (6)



DATE: 1/11/14

TENANT:

N/A

DATE:

(b) (6)

Simple Steps To Protect Your Family From Lead Hazards

If you think your home has high levels of lead:

- ◆ Get your young children tested for lead, even if they seem healthy.
- ◆ Wash children's hands, bottles, pacifiers, and toys often.
- ◆ Make sure children eat healthy, low-fat foods.
- ◆ Get your home checked for lead hazards.
- ◆ Regularly clean floors, window sills, and other surfaces.
- ◆ Wipe soil off shoes before entering house.
- ◆ Talk to your landlord about fixing surfaces with peeling or chipping paint.
- ◆ Take precautions to avoid exposure to lead dust when remodeling or renovating (call 1-800-424-LEAD for guidelines).
- ◆ Don't use a belt-sander, propane torch, high temperature heat gun, scraper, or sandpaper on painted surfaces that may contain lead.
- ◆ Don't try to remove lead-based paint yourself.

(b) (6)

Jan 11 2014



ITEM 8861 (03/2010)

Greatland Corporation ■ To Order Call 800.968.1099 ■ www.greatland.com

LEASE

Tenant:

(b) (6)

Premises: 195 McGregor Street, Unit # 341, Manchester, NH 03102

Landlord: Brady Sullivan Millworks II, LLC

670 North Commercial Street Suite #303, Manchester, NH 03101.

THIS LEASE is made this 24th day of December, 2014 by and between Brady Sullivan Millworks II, LLC (hereinafter referred to as "Landlord"), a duly organized New Hampshire entity, and (b) (6) (hereinafter collectively referred to as "Tenant").

The sole tenants of the premises will be (b) (6) and their N/A child(ren).

APARTMENT NUMBER 341
ADDRESS OF APARTMENT: 195 McGregor Street
(hereinafter "Premises") Manchester, NH 03102

POSSESSION of premises taken on: 12/24/2014

TERM of Lease begins on: 12/24/2014

TERM of Lease expires on: 6/30/2015

GROSS RENT DUE for full term: \$ 10,012.90

Tenant shall pay each and every installment to:

Brady Sullivan Millworks II, LLC
670 N. Commercial Street Suite # 303
Manchester, NH 03101

1. **RENT:** Rent in the amount of \$1,600.00 is due on or before the first of each month. The total rent includes a \$0.00 monthly pet charge, a \$0.00 monthly storage charge and a \$0.00 short-term premium. However, no monthly rent shall be due for the month(s) of N/A; provided, however, that Lessee is not in default of this Lease or in arrears of rent or any other charges at the expiration or other termination of this Lease. Pet charges and storage charges will be due for the months that rent is waived, if any, shown above. This is a legal binding document and all Tenant(s) are required to fulfill the entire term of their lease. Failure to do so will result in the Tenant being held responsible for all unpaid rent, repayment of concessions, lease break fees and liquidated damages.

Tenant rents the premises known as 195 McGregor Street, Unit # 341, Manchester, NH 03102, which shall be used as a personal residence only, under the following conditions:

2. **TENANTS:** Only the following persons are to live in the premises:

Name	Relationship
(b) (6)	TENANT
(b) (6)	TENANT
N/A	MINOR

No other persons may reside on the premises without the Landlord's prior written permission.

(b) (6)

Addendum "F"

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, Landlords must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Tenants must also receive a federally approved pamphlet on lead poisoning prevention.

Landlord's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (Check (i) or (ii) below):

(i) ☒ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

The Mill Building containing the apartment unit was built before 1978 and as such the apartment unit and common areas, stairways and hallways are not entirely lead free. Appropriate measures have been taken, however, to make the common areas and the apartment unit "lead safe" in accordance with local, state and federal regulations, including those of the United States Environmental Protection Agency ("EPA"). In the event that you are in need of additional information regarding lead to ensure protection of yourself or your children, see a leasing agent for a link to related EPA information.

(ii) ☐ Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Landlord (Check (i) or (ii) below):

(i) ☐ Landlord has provided the Tenant with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) ☒ Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Tenant's Acknowledgment (initial)

(c) n/a and n/a Tenant has received copies of all information listed above.

(b) (6) Tenant has received the pamphlet Protect Your Family from Lead in Your Home.

Agent's Acknowledgment (initial)

(e) _____ Agent has informed the Landlord of the Landlord's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

MANAGEMENT: _____

DATE: 12-24-14

TENANT: _____

DATE: 12/24/14

TENANT: _____

DATE: Dec. 24, 2014

TENANT: _____

DATE: _____

TENANT: _____

DATE: _____

N/A

N/A

(b) (6)

ACKNOWLEDGMENT

The undersigned agrees that this acknowledgment is incorporated in and made part of the Lease Agreement between Brady Sullivan Millworks II, LLC, Landlord and (b) (6) Tenant, dated 12/24/2014 at the premises located at 195 McGregor Street Unit # 341, Manchester, NH, 03102. This acknowledgment shall be renewed and shall expire under the same terms and conditions of said Lease.

I understand and agree that I have an obligation to read the entire lease document before I sign it.
(b) (6) (initial)

I hereby acknowledge that I have read the entire lease document and understand what I am signing.
(b) (6)

I hereby understand and agree that my failure to read or understand the lease shall not be a defense to any or all of my obligations arising under the lease.
(b) (6) (initial)

Brady Sullivan Millworks II, LLC

MANAGEMENT:

TENANT:

TENANT:

TENANT:

TENANT:

(b) (6)

N/A

N/A

DATE: 12-24-14

DATE: 12/24/14

DATE: Dec 24, 2014

DATE: _____

DATE: _____

(b) (6)

IMPORTANT!

Lead From Paint, Dust, and Soil in and Around Your Home Can Be Dangerous if Not Managed Properly

- Children under 6 years old are most at risk for lead poisoning in your home.
- Lead exposure can harm young children and babies even before they are born.
- Homes, schools, and child care facilities built before 1978 are likely to contain lead-based paint.
- Even children who seem healthy may have dangerous levels of lead in their bodies.
- Disturbing surfaces with lead-based paint or removing lead-based paint improperly can increase the danger to your family.
- People can get lead into their bodies by breathing or swallowing lead dust, or by eating soil or paint chips containing lead.
- People have many options for reducing lead hazards. Generally, lead-based paint that is in good condition is not a hazard (see page 11).

(b) (6)

2/30/2014

2/30/2014

LEASE

Tenant: (b) (6)

Premises: 195 McGregor Street, Unit # 404, Manchester, NH 03102

Landlord: Brady Sullivan Millworks II, LLC

670 North Commercial Street Suite #303, Manchester, NH 03101.

THIS LEASE is made this 1st day of April, 2015 by and between **Brady Sullivan Millworks II, LLC**, (hereinafter referred to as "Landlord"), a duly organized New Hampshire entity, and (b) (6) and N/A (hereinafter collectively referred to as "Tenant").

The sole tenants of the premises will be (b) (6) and N/A and their N/A child(ren).

APARTMENT NUMBER 404
ADDRESS OF APARTMENT: 195 McGregor Street
(hereinafter "Premises") Manchester, NH 03102

POSSESSION of premises taken on: 9/3/2014

TERM of Lease begins on: 4/1/2015

TERM of Lease expires on: 9/30/2015

GROSS RENT DUE for full term: \$ 10,800.00

Tenant shall pay each and every installment to:

Brady Sullivan Millworks II, LLC
670 N. Commercial Street Suite # 303
Manchester, NH 03101

1. **RENT:** Rent in the amount of \$1,800.00 is due on or before the first of each month. The total rent includes a \$0.00 monthly pet charge, a \$0.00 monthly storage charge and a \$100.00 short-term premium. However, no monthly rent shall be due for the month(s) of N/A; provided, however, that Lessee is not in default of this Lease or in arrears of rent or any other charges at the expiration or other termination of this Lease. Pet charges and storage charges will be due for the months that rent is waived, if any, shown above. This is a legal binding document and all Tenant(s) are required to fulfill the entire term of their lease. Failure to do so will result in the Tenant being held responsible for all unpaid rent, repayment of concessions, lease break fees and liquidated damages.

Tenant rents the premises known as 195 McGregor Street, Unit # 404, Manchester, NH 03102, which shall be used as a personal residence only, under the following conditions:

2. **TENANTS:** Only the following persons are to live in the premises:

Name	Relationship
(b) (6)	TENANT
N/A	TENANT
N/A	MINOR

No other persons may reside on the premises without the Landlord's prior written permission.

(b) (6)

Addendum "F"

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, Landlords must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Tenants must also receive a federally approved pamphlet on lead poisoning prevention.

Landlord's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (Check (i) or (ii) below):

(i) ☒ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

The Mill Building containing the apartment unit was built before 1978 and as such the apartment unit and common areas, stairways and hallways are not entirely lead free. Appropriate measures have been taken, however, to make the common areas and the apartment unit "lead safe" in accordance with local, state and federal regulations, including those of the United States Environmental Protection Agency ("EPA"). In the event that you are in need of additional information regarding lead to ensure protection of yourself or your children, see a leasing agent for a link to related EPA information.

(ii) ☐ Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Landlord (Check (i) or (ii) below):

(i) ☐ Landlord has provided the Tenant with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) ☒ Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Tenant's Acknowledgment (initial)

(c) n/a and n/a Tenant has received copies of all information listed above.

(b) (6) and _____ Tenant has received the pamphlet Protect Your Family from Lead in Your Home.

Agent's Acknowledgment (initial)

(e) [Signature] Agent has informed the Landlord of the Landlord's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

MANAGEMENT: [Signature]

DATE: 2/21/15

TENANT: (b) (6)

DATE: 2/21/15

TENANT: _____

DATE: _____

TENANT: _____

DATE: _____

TENANT: _____

DATE: _____

ACKNOWLEDGMENT

The undersigned agrees that this acknowledgment is incorporated in and made part of the Lease Agreement between **Brady Sullivan Millworks II, LLC**, Landlord and (b) (6) Tenant, dated 4/1/2015 at the premises located at 195 McGregor Street Unit # 404, Manchester, NH, 03102. This acknowledgment shall be renewed and shall expire under the same terms and conditions of said Lease.

I understand and agree that I have an obligation to read the entire lease document before I sign it.

(b) (6) (Initial)

I hereby acknowledge that I have read the entire lease document and understand what I am signing.

b) (6) initial)

I hereby understand and agree that my failure to read or understand the lease shall not be a defense to any or all of my obligations arising under the lease.

(b) (6) (Initial)

Brady Sullivan Millworks II, LLC

MANAGEMENT:

TENANT:

TENANT:

TENANT:**TENANT:**

DATE:

DATE:

DATE:

DATE:

DATE:

(b) (6)

N/A

N/A

N/A

2/2/15

2/21/15

LEASE

Tenant: (b) (6)

Premises: 195 McGregor Street, Unit # 404, Manchester, NH 03102

Landlord: Brady Sullivan Millworks II, LLC
670 North Commercial Street Suite #303, Manchester, NH 03101.

THIS LEASE is made this 3rd day of September, 2014 by and between **Brady Sullivan Millworks II, LLC**. (hereinafter referred to as "Landlord"), a duly organized New Hampshire entity, and (b) (6) and N/A (hereinafter collectively referred to as "Tenant").

The sole tenants of the premises will be: (b) (6) and N/A and their N/A child(ren).

APARTMENT NUMBER 404
ADDRESS OF APARTMENT: 195 McGregor Street
(hereinafter "Premises") Manchester, NH 03102

POSSESSION of premises taken on: September 3, 2014

TERM of Lease begins on: September 3, 2014

TERM of Lease expires on: March 31, 2015

GROSS RENT DUE for full term: \$ 12,480.00

Tenant shall pay each and every installment to:

Brady Sullivan Millworks II, LLC
670 N. Commercial Street Suite # 303
Manchester, NH 03101

1. **RENT:** Rent in the amount of \$1,800.00 is due on or before the first of each month. The total rent includes a \$0.00 monthly pet charge, a \$0.00 monthly storage charge and a \$100.00 short-term premium. However, no monthly rent shall be due for the month(s) of N/A; provided, however, that Lessee is not in default of this Lease or in arrears of rent or any other charges at the expiration or other termination of this Lease. Pet charges and storage charges will be due for the months that rent is waived, if any, shown above. This is a legal binding document and all Tenant(s) are required to fulfill the entire term of their lease. Failure to do so will result in the Tenant being held responsible for all unpaid rent, repayment of concessions, lease break fees and liquidated damages.

Tenant rents the premises known as 195 McGregor Street, Unit # 404, Manchester, NH 03101, which shall be used as a personal residence only, under the following conditions:

2. **TENANTS:** Only the following persons are to live in the premises:

Name	Relationship
(b) (6)	TENANT
N/A	TENANT
N/A	MINOR

No other persons may reside on the premises without the Landlord's prior written permission.

(b) (6)

Addendum "F"

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, Landlords must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Tenants must also receive a federally approved pamphlet on lead poisoning prevention.

Landlord's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (Check (i) or (ii) below):

- (i) ☒ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

The Mill Building containing the apartment unit was built before 1978 and as such the apartment unit and common areas, stairways and hallways are not entirely lead free. Appropriate measures have been taken, however, to make the common areas and the apartment unit "lead safe" in accordance with local, state and federal regulations, including those of the United States Environmental Protection Agency ("EPA"). In the event that you are in need of additional information regarding lead to ensure protection of yourself or your children, see a leasing agent for a link to related EPA information.

- (ii) ☐ Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Landlord (Check (i) or (ii) below):

- (i) ☐ Landlord has provided the Tenant with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

- (ii) ☒ Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Tenant's Acknowledgment (initial)

(c) n/a and n/a Tenant has received copies of all information listed above.

(b) (6) and _____ Tenant has received the pamphlet Protect Your Family from Lead in Your Home.

Agent's Acknowledgment (initial)

(e) W.S. Agent has informed the Landlord of the Landlord's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

MANAGEMENT:

Wendy Steward

DATE:

9/3/14

TENANT:

(b) (6)

DATE:

10/1/14

TENANT:

N/A

DATE:

(b) (6)

ACKNOWLEDGMENT

The undersigned agrees that this acknowledgment is incorporated in and made part of the Lease Agreement between **Brady Sullivan Millworks II, LLC**, Landlord and (b) (6) Tenant, dated 9/3/2014 at the premises located at 195 McGregor Street Unit # 404, Manchester, NH, 03101. This acknowledgment shall be renewed and shall expire under the same terms and conditions of said Lease.

I understand and agree that I have an obligation to read the entire lease document before I sign it.
(b) (6) (Initial)

I hereby acknowledge that I have read the entire lease document and understand what I am signing.
(b) (6) (Initial)

I hereby understand and agree that my failure to read or understand the lease shall not be a defense to any or all of my obligations arising under the lease.

(b) (6) (Initial)

Brady Sullivan Millworks II, LLC

MANAGEMENT:

(b) (6)

DATE: 9/3/14

TENANT:

DATE: 9/3/14

TENANT:

N/A

DATE:

Initial Initial

IMPORTANT!

Lead From Paint, Dust, and Soil in and Around Your Home Can Be Dangerous if Not Managed Properly

- Children under 6 years old are most at risk for lead poisoning in your home.
- Lead exposure can harm young children and babies even before they are born.
- Homes, schools, and child care facilities built before 1978 are likely to contain lead-based paint.
- Even children who seem healthy may have dangerous levels of lead in their bodies.
- Disturbing surfaces with lead-based paint or removing lead-based paint improperly can increase the danger to your family.
- People can get lead into their bodies by breathing or swallowing lead dust, or by eating soil or paint chips containing lead.
- People have many options for reducing lead hazards. Generally, lead-based paint that is in good condition is not a hazard (see page 11).

(b) (6)



LEASE

Tenant: (b) (6)

Premises: 195 McGregor Street, Unit # 427, Manchester, NH 03102

Landlord: Brady Sullivan Millworks II, LLC

670 North Commercial Street Suite #303, Manchester, NH 03101.

THIS LEASE is made this 13th day of February, 2015 by and between **Brady Sullivan Millworks II, LLC** (hereinafter referred to as "Landlord"), a duly organized New Hampshire entity, and (b) (6) (hereinafter collectively referred to as "Tenant").

The sole tenants of the premises will be (b) (6) and their N/A child(ren).

APARTMENT NUMBER 427
ADDRESS OF APARTMENT: 195 McGregor Street
(hereinafter "Premises") Manchester, NH 03102

POSSESSION of premises taken on: 2/13/2015

TERM of Lease begins on: 2/13/2015

TERM of Lease expires on: 2/29/2016

GROSS RENT DUE for full term: \$ 25,142.86

Tenant shall pay each and every installment to:

Brady Sullivan Millworks II, LLC
670 N. Commercial Street Suite # 303
Manchester, NH 03101

1. **RENT:** Rent in the amount of \$2,000.00 is due on or before the first of each month. The total rent includes a \$50.00 monthly pet charge, a \$0.00 monthly storage charge and a \$0.00 short-term premium. However, no monthly rent shall be due for the month(s) of N/A; provided, however, that Lessee is not in default of this Lease or in arrears of rent or any other charges at the expiration or other termination of this Lease. Pet charges and storage charges will be due for the months that rent is waived, if any, shown above. This is a legal binding document and all Tenant(s) are required to fulfill the entire term of their lease. Failure to do so will result in the Tenant being held responsible for all unpaid rent, repayment of concessions, lease break fees and liquidated damages.

Tenant rents the premises known as 195 McGregor Street, Unit # 427, Manchester, NH 03102, which shall be used as a personal residence only, under the following conditions:

2. **TENANTS:** Only the following persons are to live in the premises:

Name	Relationship
(b) (6)	TENANT
(b) (6)	TENANT
N/A	MINOR

No other persons may reside on the premises without the Landlord's prior written permission.

(b) (6)

Addendum "F"

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, Landlords must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Tenants must also receive a federally approved pamphlet on lead poisoning prevention.

Landlord's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (Check (i) or (ii) below):

(i) ☒ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

The Mill Building containing the apartment unit was built before 1978 and as such the apartment unit and common areas, stairways and hallways are not entirely lead free. Appropriate measures have been taken, however, to make the common areas and the apartment unit "lead safe" in accordance with local, state and federal regulations, including those of the United States Environmental Protection Agency ("EPA"). In the event that you are in need of additional information regarding lead to ensure protection of yourself or your children, see a leasing agent for a link to related EPA information.

(ii) ☐ Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Landlord (Check (i) or (ii) below):

(i) ☐ Landlord has provided the Tenant with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) ☒ Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Tenant's Acknowledgment (initial)

(c) n/a and n/a Tenant has received copies of all information listed above.

(b) (6) and _____ Tenant has received the pamphlet Protect Your Family from Lead in Your Home.

Agent's Acknowledgment (initial)

(e) [Signature] Agent has informed the Landlord of the Landlord's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

MANAGEMENT: [Signature]

DATE: 5/3/15

TENANT: (b) (6)

DATE: 5/3/15

TENANT: (b) (6)

DATE: 5/3/15

TENANT: (b) (6)

DATE: 5/3/15

TENANT: (b) (6)

DATE: 5/3/15

N/A

N/A

ACKNOWLEDGMENT

The undersigned agrees that this acknowledgment is incorporated in and made part of the Lease Agreement between **Brady Sullivan Millworks II, LLC**, (b) (6) Tenant, dated 2/13/2015 at the premises located at 195 McGregor Street Unit # 427, Manchester, NH, 03102. This acknowledgment shall be renewed and shall expire under the same terms and conditions of said Lease.

I understand and agree that I have an obligation to read the entire lease document before I sign it.

(b) (6) _____ (Initial)

I hereby acknowledge that I have read the entire lease document and understand what I am signing.

_____ (Initial)

I hereby understand and agree that my failure to read or understand the lease shall not be a defense to any or all of my obligations arising under the lease.

_____ (Initial)

Brady Sullivan Millworks II, LLC

MANAGEMENT:

TENANT:

TENANT:

TENANT:

TENANT:

(b) (6)

N/A

N/A

DATE:

DATE:

DATE:

DATE:

DATE:

2/13/15

2/13/15

2/13/14

(b) (6)

IMPORTANT!

Lead From Paint, Dust, and Soil in and Around Your Home Can Be Dangerous if Not Managed Properly

- Children under 6 years old are most at risk for lead poisoning in your home.
- Lead exposure can harm young children and babies even before they are born.
- Homes, schools, and child care facilities built before 1978 are likely to contain lead-based paint.
- Even children who seem healthy may have dangerous levels of lead in their bodies.
- Disturbing surfaces with lead-based paint or removing lead-based paint improperly can increase the danger to your family.
- People can get lead into their bodies by breathing or swallowing lead dust, or by eating soil or paint chips containing lead.
- People have many options for reducing lead hazards. Generally, lead-based paint that is in good condition is not a hazard (see page 10).

(b) (6)



LEASE

Tenant: (b) (6)

Premises: 195 McGregor Street, Unit # 417, Manchester, NH 03102

Landlord: Brady Sullivan Millworks II, LLC

670 North Commercial Street Suite #303, Manchester, NH 03101.

THIS LEASE is made this 1st day of May, 2015 by and between Brady Sullivan Millworks II, LLC. (hereinafter referred to as "Landlord"), a duly organized New Hampshire entity, and (b) (6) and N/A (hereinafter collectively referred to as "Tenant").

The sole tenants of the premises will be (b) (6) and N/A and their 3 child(ren).

APARTMENT NUMBER 417
ADDRESS OF APARTMENT: 195 McGregor Street
(hereinafter "Premises") Manchester, NH 03102

POSSESSION of premises taken on: 4/6/2014

TERM of Lease begins on: 5/1/2015

TERM of Lease expires on: 4/30/2016

GROSS RENT DUE for full term: \$ 23,700.00

Tenant shall pay each and every installment to:

Brady Sullivan Millworks II, LLC
670 N. Commercial Street Suite # 303
Manchester, NH 03101

1. **RENT:** Rent in the amount of \$1,975.00 is due on or before the first of each month. The total rent includes a \$75.00 monthly pet charge, a \$0.00 monthly storage charge and a \$0.00 short-term premium. However, no monthly rent shall be due for the month(s) of 0.00; provided, however, that Lessee is not in default of this Lease or in arrears of rent or any other charges at the expiration or other termination of this Lease. Pet charges and storage charges will be due for the months that rent is waived, if any, shown above. This is a legal binding document and all Tenant(s) are required to fulfill the entire term of their lease. Failure to do so will result in the Tenant being held responsible for all unpaid rent, repayment of concessions, lease break fees and liquidated damages.

Tenant rents the premises known as 195 McGregor Street, Unit # 417, Manchester, NH 03102, which shall be used as a personal residence only, under the following conditions:

2. **TENANTS:** Only the following persons are to live in the premises:

Name	Relationship
(b) (6)	TENANT
	OCCUPANT
	OCCUPANT
	OCCUPANT

(b) (6) No other persons may reside on the premises without the Landlord's prior written permission.

(b) (6) Initial Initial

(b) (6)

Addendum "F"

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, Landlords must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Tenants must also receive a federally approved pamphlet on lead poisoning prevention.

Landlord's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (Check (i) or (ii) below):

(i) ☒ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

The Mill Building containing the apartment unit was built before 1978 and as such the apartment unit and common areas, stairways and hallways are not entirely lead free. Appropriate measures have been taken, however, to make the common areas and the apartment unit "lead safe" in accordance with local, state and federal regulations, including those of the United States Environmental Protection Agency ("EPA"). In the event that you are in need of additional information regarding lead to ensure protection of yourself or your children, see a leasing agent for a link to related EPA information.

(ii) ☐ Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Landlord (Check (i) or (ii) below):

(i) ☐ Landlord has provided the Tenant with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) ☒ Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Tenant's Acknowledgment (initial)

(c) n/a and n/a Tenant has received copies of all information listed above.

(d) (b) (6) and _____ Tenant has received the pamphlet Protect Your Family from Lead in Your Home.

Agent's Acknowledgment (initial)

(e) [Signature] Agent has informed the Landlord of the Landlord's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

MANAGEMENT:

TENANT:

TENANT:

TENANT:

TENANT:

TENANT:

DATE: 5/31/15

DATE: 3/20/15

DATE: _____

DATE: _____

DATE: _____

(b) (6)

N/A

N/A

N/A

(b) (6)

ACKNOWLEDGMENT

The undersigned agrees that this acknowledgment is incorporated in and made part of the Lease Agreement between **Brady Sullivan Millworks II, LLC**, Landlord and (b) (6) Tenant, dated 5/1/2015 at the premises located at 195 McGregor Street Unit # 417, Manchester, NH, 03102. This acknowledgment shall be renewed and shall expire under the same terms and conditions of said Lease.

I understand and agree that I have an obligation to read the entire lease document before I sign it.
(b) (6) (Initial)

I hereby acknowledge that I have read the entire lease document and understand what I am signing.
(b) (6) (Initial)

I hereby understand and agree that my failure to read or understand the lease shall not be a defense to any or all of my obligations arising under the lease.
(b) (6) (Initial)

Brady Sullivan Millworks II, LLC

MANAGEMENT:

TENANT:

TENANT:

TENANT:

TENANT:

TENANT:

DATE:

DATE:

DATE:

DATE:

DATE:

N/A

N/A

N/A

(b) (6)

LEASE

Tenant:

(b) (6)

Premises: 195 McGregor Street, Unit # 417, Manchester, NH 03102

Landlord: Brady Sullivan Millworks II, LLC

670 North Commercial Street Suite #303, Manchester, NH 03101.

THIS LEASE is made this 6th day of April, 2013 by and between Brady Sullivan Millworks II, LLC. (hereinafter referred to as "Landlord"), a duly organized New Hampshire entity, and (b) (6) and N/A (hereinafter collectively referred to as "Tenant").

The sole tenants of the premises will be: (b) (6) and N/A and their 3 child(ren).

APARTMENT NUMBER 417
ADDRESS OF APARTMENT: 195 McGregor Street
(hereinafter "Premises") Manchester, NH 03102

POSSESSION of premises taken on: 4/6/2014

TERM of Lease begins on: 4/6/2014

TERM of Lease expires on: 4/30/2015

GROSS RENT DUE for full term: \$ 24,704.16

Tenant shall pay each and every installment to:

Brady Sullivan Millworks II, LLC
670 N. Commercial Street Suite # 303
Manchester, NH 03101

1. **RENT:** Rent in the amount of \$1,925.00 is due on or before the first of each month. The total rent includes a \$25.00 monthly pet charge, a \$0.00 monthly storage charge and a \$0.00 short-term premium. However, no monthly rent shall be due for the month(s) of N/A; provided, however, that Lessee is not in default of this Lease or in arrears of rent or any other charges at the expiration or other termination of this Lease. Pet charges and storage charges will be due for the months that rent is waived, if any, shown above. This is a legal binding document and all Tenant(s) are required to fulfill the entire term of their lease. Failure to do so will result in the Tenant being held responsible for all unpaid rent, repayment of concessions, lease break fees and liquidated damages.

Tenant rents the premises known as 195 McGregor Street, Unit # 417, Manchester, NH 03101, which shall be used as a personal residence only, under the following conditions:

2. **TENANTS:** Only the following persons are to live in the premises:

Name	Relationship
(b) (6)	TENANT
	OCCUPANT
	OCCUPANT
	OCCUPANT

No other persons may reside on the premises without the Landlord's prior written permission.

(b) (6)

Addendum "F"

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, Landlords must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Tenants must also receive a federally approved pamphlet on lead poisoning prevention.

Landlord's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (Check (i) or (ii) below):

(i) ☒ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

The Mill Building containing the apartment unit was built before 1978 and as such the apartment unit and common areas, stairways and hallways are not entirely lead free. Appropriate measures have been taken, however, to make the common areas and the apartment unit "lead safe" in accordance with local, state and federal regulations, including those of the United States Environmental Protection Agency ("EPA"). In the event that you are in need of additional information regarding lead to ensure protection of yourself or your children, see a leasing agent for a link to related EPA information.

(ii) ☐ Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Landlord (Check (i) or (ii) below):

(i) ☐ Landlord has provided the Tenant with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) ☒ Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Tenant's Acknowledgment (initial)

(c) n/a and n/a Tenant has received copies of all information listed above.

(d) (b) (6) and _____ Tenant has received the pamphlet Protect Your Family from Lead in Your Home.

Agent's Acknowledgment (initial)

(e) Sc Agent has informed the Landlord of the Landlord's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

MANAGEMENT:

Stephen Campbell

DATE: 4/6/14

TENANT:

(b) (6)

DATE: 4/6/14

TENANT:

N/A

DATE: _____

(b) (6)

ACKNOWLEDGMENT

The undersigned agrees that this acknowledgment is incorporated in and made part of the Lease Agreement between **Brady Sullivan Millworks II, LLC**, Landlord and (b) (6) Tenant, dated 4/6/2014 at the premises located at 195 McGregor Street Unit # 417, Manchester, NH, 03101. This acknowledgment shall be renewed and shall expire under the same terms and conditions of said Lease.

I understand and agree that I have an obligation to read the entire lease document before I sign it.

(b) (6) (Initial)

I hereby acknowledge that I have read the entire lease document and understand what I am signing.

(b) (6) (Initial)

I hereby understand and agree that my failure to read or understand the lease shall not be a defense to any or all of my obligations arising under the lease.

(b) (6) (Initial)

Brady Sullivan Millworks II, LLC

MANAGEMENT:

(b) (6)

DATE:

4/10/14

TENANT:

DATE:

7/1/14

TENANT:

DATE:

N/A

(b) (6)

Simple Steps To Protect Your Family From Lead Hazards

If you think your home has high levels of lead:

- ◆ Get your young children tested for lead, even if they seem healthy.
- ◆ Wash children's hands, bottles, pacifiers, and toys often.
- ◆ Make sure children eat healthy, low-fat foods.
- ◆ Get your home checked for lead hazards.
- ◆ Regularly clean floors, window sills, and other surfaces.
- ◆ Wipe soil off shoes before entering house.
- ◆ Talk to your landlord about fixing surfaces with peeling or chipping paint.
- ◆ Take precautions to avoid exposure to lead dust when remodeling or renovating (call 1-800-424-LEAD for guidelines).
- ◆ Don't use a belt-sander, propane torch, high temperature heat gun, scraper, or sandpaper on painted surfaces that may contain lead.
- ◆ Don't try to remove lead-based paint yourself.

4/6/14
(b) (6)

LEASE

Tenant: (b) (6)

Premises: 195 McGregor Street, Unit # 409, Manchester, NH 03102

Landlord: Brady Sullivan Millworks II, LLC
670 North Commercial Street Suite #303, Manchester, NH 03101.

THIS LEASE is made this 15th day of May, 2015 by and between **Brady Sullivan Millworks II, LLC**. (hereinafter referred to as "Landlord"), a duly organized New Hampshire entity, and (b) (6) and N/A (hereinafter collectively referred to as "Tenant").

The sole tenants of the premises will be (b) (6) and N/A and their N/A child(ren).

APARTMENT NUMBER 409
ADDRESS OF APARTMENT: 195 McGregor Street
(hereinafter "Premises") Manchester, NH 03102

POSSESSION of premises taken on: 5/15/2015

TERM of Lease begins on: 5/15/2015

TERM of Lease expires on: 7/31/2016

GROSS RENT DUE for full term: \$ 28,369.35

Tenant shall pay each and every installment to:

Brady Sullivan Millworks II, LLC
670 N. Commercial Street Suite # 303
Manchester, NH 03101

1. **RENT:** Rent in the amount of \$1,950.00 is due on or before the first of each month. The total rent includes a \$0.00 monthly pet charge, a \$0.00 monthly storage charge and a \$0.00 short-term premium. However, no monthly rent shall be due for the month(s) of N/A; provided, however, that Lessee is not in default of this Lease or in arrears of rent or any other charges at the expiration or other termination of this Lease. Pet charges and storage charges will be due for the months that rent is waived, if any, shown above. This is a legal binding document and all Tenant(s) are required to fulfill the entire term of their lease. Failure to do so will result in the Tenant being held responsible for all unpaid rent, repayment of concessions, lease break fees and liquidated damages.

Tenant rents the premises known as 195 McGregor Street, Unit # 409, Manchester, NH 03102, which shall be used as a personal residence only, under the following conditions:

2. **TENANTS:** Only the following persons are to live in the premises:

Name	Relationship
(b) (6)	TENANT
N/A	TENANT
N/A	MINOR

No other persons may reside on the premises without the Landlord's prior written permission.

(b) (6)

ACKNOWLEDGMENT

The undersigned agrees that this acknowledgment is incorporated in and made part of the Lease Agreement between **Brady Sullivan Millworks II, LLC**, Landlord and (b) (6) Tenant, dated 5/15/2015 at the premises located at 195 McGregor Street Unit # 409, Manchester, NH, 03102. This acknowledgment shall be renewed and shall expire under the same terms and conditions of said Lease.

I understand and agree that I have an obligation to read the entire lease document before I sign it.
(b) (6) (Initial)

I hereby acknowledge that I have read the entire lease document and understand what I am signing.
(b) (6) (Initial)

I hereby understand and agree that my failure to read or understand the lease shall not be a defense to any or all of my obligations arising under the lease.
(b) (6) (Initial)

Brady Sullivan Millworks II, LLC

MANAGEMENT: *James J. Sullivan*

TENANT: (b) (6)

TENANT:

TENANT:

TENANT:

TENANT:

N/A

N/A

N/A

DATE: 5/15/15

DATE: 5/15/15

DATE: _____

DATE: _____

DATE: _____

(b) (6)

Addendum "F"

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, Landlords must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Tenants must also receive a federally approved pamphlet on lead poisoning prevention.

Landlord's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (Check (i) or (ii) below):

(i) ☒ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

The Mill Building containing the apartment unit was built before 1978 and as such the apartment unit and common areas, stairways and hallways are not entirely lead free. Appropriate measures have been taken, however, to make the common areas and the apartment unit "lead safe" in accordance with local, state and federal regulations, including those of the United States Environmental Protection Agency ("EPA"). In the event that you are in need of additional information regarding lead to ensure protection of yourself or your children, see a leasing agent for a link to related EPA information.

(ii) ☐ Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Landlord (Check (i) or (ii) below):

(i) ☐ Landlord has provided the Tenant with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) ☒ Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Tenant's Acknowledgment (initial)

(c) n/a and n/a Tenant has received copies of all information listed above.

(b) (6) and _____ Tenant has received the pamphlet Protect Your Family from Lead in Your Home.

Agent's Acknowledgment (initial)

(e) [Signature] Agent has informed the Landlord of the Landlord's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

MANAGEMENT:

(b) (6)

DATE: 5/15/15

TENANT:

DATE: 5/15/15

TENANT:

DATE: _____

TENANT:

N/A

DATE: _____

TENANT:

N/A

DATE: _____

TENANT:

N/A

(b) (6)

IMPORTANT!

Lead From Paint, Dust, and Soil in and Around Your Home Can Be Dangerous if Not Managed Properly

- Children under 6 years old are most at risk for lead poisoning in your home.
- Lead exposure can harm young children and babies even before they are born.
- Homes, schools, and child care facilities built before 1978 are likely to contain lead-based paint.
- Even children who seem healthy may have dangerous levels of lead in their bodies.
- Disturbing surfaces with lead-based paint or removing lead-based paint improperly can increase the danger to your family.
- People can get lead into their bodies by breathing or swallowing lead dust, or by eating soil or paint chips containing lead.
- People have many options for reducing lead hazards. Generally, lead-based paint that is in good condition is not a hazard (see page 10).

(b) (6)

LEASE

Tenant: (b) (6)

Premises: 195 McGregor Street, Unit # 438, Manchester, NH 03102

Landlord: Brady Sullivan Millworks II, LLC

670 North Commercial Street Suite #303, Manchester, NH 03101.

THIS LEASE is made this 18th day of January, 2014 by and between **Brady Sullivan Millworks II, LLC**, (hereinafter referred to as "Landlord"), a duly organized New Hampshire entity, and (b) (6) (hereinafter collectively referred to as "Tenant").

The sole tenants of the premises will be: (b) (6) and their N/A child(ren).

APARTMENT NUMBER 438
ADDRESS OF APARTMENT: 195 McGregor Street
(hereinafter "Premises") Manchester, NH 03102

POSSESSION of premises taken on: 1/18/2014

TERM of Lease begins on: 1/18/2014

TERM of Lease expires on: 1/31/2015

GROSS RENT DUE for full term: \$ 15,564.52

Tenant shall pay each and every installment to:

Brady Sullivan Millworks II, LLC
670 N. Commercial Street Suite # 303
Manchester, NH 03101

1. **RENT:** Rent in the amount of \$1,250.00 is due on or before the first of each month. The total rent includes a \$0.00 monthly pet charge, a \$0.00 monthly storage charge and a \$0.00 short-term premium. However, no monthly rent shall be due for the month(s) of N/A; provided, however, that Lessee is not in default of this Lease or in arrears of rent or any other charges at the expiration or other termination of this Lease. Pet charges and storage charges will be due for the months that rent is waived, if any, shown above. This is a legal binding document and all Tenant(s) are required to fulfill the entire term of their lease. Failure to do so will result in the Tenant being held responsible for all unpaid rent, repayment of concessions, lease break fees and liquidated damages.

Tenant rents the premises known as 195 McGregor Street, Unit # 438, Manchester, NH 03101, which shall be used as a personal residence only, under the following conditions:

2. **TENANTS:** Only the following persons are to live in the premises:

Name	Relationship
(b) (6)	TENANT
(b) (6)	TENANT
N/A	MINOR

No other persons may reside on the premises without the Landlord's prior written permission.

(b) (6)

Addendum F

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, Landlords must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Tenants must also receive a federally approved pamphlet on lead poisoning prevention.

Landlord's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (Check (i) or (ii) below):

(i) ☒ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

The Mill Building containing the apartment unit was built before 1978 and as such the apartment unit and common areas, stairways and hallways are not entirely lead free. Appropriate measures have been taken, however, to make the common areas and the apartment unit "lead safe" in accordance with local, state and federal regulations, including those of the United States Environmental Protection Agency ("EPA"). In the event that you are in need of additional information regarding lead to ensure protection of yourself or your children, see a leasing agent for a link to related EPA information.

(ii) ☐ Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Landlord (Check (i) or (ii) below):

(i) ☐ Landlord has provided the Tenant with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).


(ii) ☒ Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Tenant's Acknowledgment (initial)

(c) n/a and n/a Tenant has received copies of all information listed above.

(d) (b) (6) Tenant has received the pamphlet Protect Your Family from Lead in Your Home.

Agent's Acknowledgment (initial)

(e)  Agent has informed the Landlord of the Landlord's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

MANAGEMENT:

(b) (6)

DATE: 1/18/14

TENANT:

DATE: 1/18/14

TENANT:

DATE: 1/18/2014

ACKNOWLEDGMENT

The undersigned agrees that this acknowledgment is incorporated in and made part of the Lease Agreement between Brady Sullivan Millworks II, LLC, Landlord and (b) (6) Tenant, dated 1/18/2014 at the premises located at 195 McGregor Street Unit # 438, Manchester, NH, 03101. This acknowledgment shall be renewed and shall expire under the same terms and conditions of said Lease.

I understand and agree that I have an obligation to read the entire lease document before I sign it.

ST BP (Initial)

I hereby acknowledge that I have read the entire lease document and understand what I am signing.

ST BP (Initial)

I hereby understand and agree that my failure to read or understand the lease shall not be a defense to any or all of my obligations arising under the lease.

ST BP (Initial)

Brady Sullivan Millworks II, LLC

MANAGEMENT:

TENANT:

TENANT:

(b) (6)

DATE:

DATE:

DATE:

(b) (6)

Simple Steps To Protect Your Family From Lead Hazards

If you think your home has high
levels of lead:

- ✱
- ✱
- ✱
- ✱
- ✱
- ✱
- ✱
- ✱
- ✱
- ✱

(b) (6)

1/18/14

LEASE

Tenant:

(b) (6)

Premises:

195 McGregor Street, Unit # 438, Manchester, NH 03102

Landlord:

Brady Sullivan Millworks II, LLC

670 North Commercial Street Suite #303, Manchester, NH 03101.

THIS LEASE is made this 1st day of January, 2015 by and between Brady Sullivan Millworks II, LLC (hereinafter referred to as "Landlord"), a duly organized New Hampshire entity, and (b) (6) (hereinafter collectively referred to as "Tenant").

The sole tenants of the premises will be (b) (6) and their N/A child(ren).

APARTMENT NUMBER

438

ADDRESS OF APARTMENT:
(hereinafter "Premises")

195 McGregor Street
Manchester, NH 03102

POSSESSION of premises taken on:

1/18/2014

TERM of Lease begins on:

2/1/2015

TERM of Lease expires on:

1/31/2016

GROSS RENT DUE for full term:

\$ 15,600.00

Tenant shall pay each and every installment to:

Brady Sullivan Millworks II, LLC
670 N. Commercial Street Suite # 303
Manchester, NH 03101

1. **RENT:** Rent in the amount of \$1,300.00 is due on or before the first of each month. The total rent includes a \$0.00 monthly pet charge, a \$0.00 monthly storage charge and a \$0.00 short-term premium. However, no monthly rent shall be due for the month(s) of N/A; provided, however, that Lessee is not in default of this Lease or in arrears of rent or any other charges at the expiration or other termination of this Lease. Pet charges and storage charges will be due for the months that rent is waived, if any, shown above. This is a legal binding document and all Tenant(s) are required to fulfill the entire term of their lease. Failure to do so will result in the Tenant being held responsible for all unpaid rent, repayment of concessions, lease break fees and liquidated damages.

Tenant rents the premises known as 195 McGregor Street, Unit # 438, Manchester, NH 03102, which shall be used as a personal residence only, under the following conditions:

2. **TENANTS:** Only the following persons are to live in the premises:

Name	Relationship
(b) (6)	TENANT
(b) (6)	TENANT
N/A	MINOR

No other persons may reside on the premises without the Landlord's prior written permission.

Addendum "F"

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, Landlords must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Tenants must also receive a federally approved pamphlet on lead poisoning prevention.

Landlord's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (Check (i) or (ii) below):

(i) ☒ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

The Mill Building containing the apartment unit was built before 1978 and as such the apartment unit and common areas, stairways and hallways are not entirely lead free. Appropriate measures have been taken, however, to make the common areas and the apartment unit "lead safe" in accordance with local, state and federal regulations, including those of the United States Environmental Protection Agency ("EPA"). In the event that you are in need of additional information regarding lead to ensure protection of yourself or your children, see a leasing agent for a link to related EPA information.

(ii) ☐ Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Landlord (Check (i) or (ii) below):

(i) ☐ Landlord has provided the Tenant with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) ☒ Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Tenant's Acknowledgment (initial)

(c) n/a and n/a Tenant has received copies of all information listed above.

(d) (b) (6) Tenant has received the pamphlet Protect Your Family from Lead in Your Home.

Agent's Acknowledgment (initial)

(e) _____ Agent has informed the Landlord of the Landlord's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

MANAGEMENT: _____

DATE: 12-27-14

TENANT: _____

DATE: 12/27/14

TENANT: _____

DATE: 12/27/14

TENANT: _____

DATE: _____

TENANT: _____

DATE: _____

(b) (6)

ACKNOWLEDGMENT

The undersigned agrees that this acknowledgment is incorporated in and made part of the Lease Agreement between Brady Sullivan Millworks II, LLC, Landlord and (b) (6) Tenant, dated 2/1/2015 at the premises located at 195 McGregor Street Unit # 438, Manchester, NH, 03102. This acknowledgment shall be renewed and shall expire under the same terms and conditions of said Lease.

I understand and agree that I have an obligation to read the entire lease document before I sign it.
BP ST (Initial)

I hereby acknowledge that I have read the entire lease document and understand what I am signing.
BP ST (Initial)

I hereby understand and agree that my failure to read or understand the lease shall not be a defense to any or all of my obligations arising under the lease.
BP ST (Initial)

Brady Sullivan Millworks II, LLC

MANAGEMENT:

TENANT:

TENANT:

TENANT:

TENANT:

(b) (6)
N/A
N/A

DATE: 12-27-14

DATE: 12/27/14

DATE: 12/27/14

DATE: _____

DATE: _____

Addendum "F"
Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, Landlords must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Tenants must also receive a federally approved pamphlet on lead poisoning prevention.

Landlord's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (Check (i) or (ii) below):

- (i) ☒ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).
The Mill Building containing the apartment unit was built before 1978 and as such the apartment unit and common areas, stairways and hallways are not entirely lead free. In the event that you are in need of additional information regarding lead to ensure protection of yourself or your children, see a leasing agent for a link to related EPA information.

- (ii) ☐ Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Landlord (Check (i) or (ii) below):

- (i) ☒ Landlord has provided the Tenant with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

Lead Dust Wipe Analysis Report Number: _____

- (ii) ☐ Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Tenant's Acknowledgment (initial)

(c) _____ and _____ Tenant has received copies of all information listed above.

(d) _____ and _____ Tenant has received the pamphlet Protect Your Family from Lead in Your Home.

Agent's Acknowledgment (initial)

(e) _____ Agent has informed the Landlord of the Landlord's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

MANAGEMENT: _____

DATE: _____

TENANT: _____

DATE: _____

TENANT: _____

DATE: _____

TENANT: _____

DATE: _____

TENANT: _____

DATE: _____

Initial Initial Initial Initial

**PHASE I ENVIRONMENTAL
SITE ASSESSMENT**

**MILLWEST
195 MC GREGOR STREET
MANCHESTER, NH 03102**



**Prepared for
EASTERN BANK
265 FRANKLIN STREET – BOS 208
BOSTON, MA 02110**

**September 2, 2010
LCA Project # E14118**

**Prepared by:
Les A. Cartier & Associates, Inc.
PO Box 338
Laconia, NH 03247 (603)366-7356**

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1.0 EXECUTIVE SUMMARY

- 1.1 A Phase I Environmental Site Assessment was conducted at the property known as Mill West located at 195 McGregor Street in Manchester, NH (the subject property).

The purpose of the Phase I Environmental Site Assessment was to identify recognized environmental conditions and obvious potential recognized conditions in connection with the property, based on readily available information and site observations, specifically with respect to strict liability and lien provisions of New Hampshire RSA Chapter 147-B:10 and the All Appropriate Inquiries Rule effective November 1, 2006. The Phase I Environmental Site Assessment was conducted in accordance with the American Society for Testing and Materials (ASTM) Standard E1527-05. The Phase I Environmental Site Assessment of the subject property was requested by Eastern Bank, 265 Franklin Street, Boston, MA. (The client).

- 1.2 The Phase I Environmental Site Assessment consisted of researching the NHDES data base records for Hazardous Waste Generators, UST's and LUST's as well as any spills or leaks that may have occurred at or near the subject property. LCA was involved in previous environmental issues and investigations of the subject site and copied on all correspondence related to the current ongoing remediation at the property by Geo Insight. In addition LCA conducted a review of the Town of Manchester Tax Assessor records to develop a Potential Receptor List, and the Manchester Fire Dept. Div. of fire Inspection Records to determine any responses to or near the subject property for any Health or Environmental issues, conduct an Environmental search of up to .5 mile radius of the property utilizing First Search Technology Corp. reports and Sanborn Fire maps. Review the current tenant list and their use/ storage or disposal in their operations and document the current status of all mechanical, janitorial rooms, utility changes and update the tenant list with the assistance of the property manager, Melanie Sanuth since the last report completed in 2007. A review of the exterior of the property was conducted, noting any drums, tanks, stockpiles, wastes, hazards and a visual inspection of the abutting properties.

1.3 In Summary the results of the Phase I Environmental Assessment for The property located at 195 McGregor St. is as follows:

The subject site currently consists of one five (5) story brick mill building denoted as the "Main" building, sometimes referred to as #11 Mill and one four (4) story brick mill building called the "annex" built in 1889 on a total of 10.45 acres. The property is bounded on all four sides by roadways. West Bridge St. to the North, Foundry Street to the South, Allard Drive formerly Turner St., and the Everett Turnpike Rt. 293 to the East and McGregor Street to the West. Beyond these roadways is the Merrimack River to the East, and major Hospital & Banks to the south and west and a mix of residential and Industrial uses to the west/northwest. The site and vicinity are currently zoned industrial/commercial. The site was originally part of the Amoskeag Industry. Mill West North was purchased by Elbes Associates in 1958 and Mill West South was purchased by Nyane Assoc. in 1976. The buildings were sub-divided and housed several tenants. Reviewing the tenant list reveals various uses from professional/office space to retail, commercial and light industrial. LCA was contracted on several occasions since the early 1990's to review any chemical use and waste discharge from new tenants prior to them signing a lease contract. There have been no environmental issues with any of the current tenants. During the closure of three UST's and the installation of one new UST conducted north of the Foundry St. boiler room in 1989 both oil and solvent contamination was noted. The oil contamination was from the USTs removed and the solvent contamination was believed to have come from up-gradient of the UST location. Numerous tons of contaminated soil was disposed of at that time. The UST Closure Report is available on request. An AST with a filtering system owned by RCL Electronics located in the rear of the "Main" building and used in their operation had released chlorinated solvents over the years. The case became a legal issue never resolved or remediated until the property was put on the market for sale. In June of 2006 Geo Insight presented a design plan to the NHDES to conduct the remediation of the chlorinated volatile organic compound impacted soil and in situ chemical oxidations. The project is still ongoing as of the date of this report. In 1992 LCA documented the closure of five (5) underground storage tanks. A copy of the closure report is not included at the request of Mr. Thomas Kinchla, VP of Eastern Bank and will be made available upon request. To date there is one 20,000 gallon #6 UST located at the site. The boilers remain out of service as the mills are currently heated with natural gas. LCA has been conducting compliance audits and servicing the UST system since it was installed in 1989. The UST is currently in compliance with NHDES.

Based on topographic observations, groundwater at the site is suggested to flow easterly toward the Merrimack River approximately 100 – 125 yards from the subject property. Groundwater has been studied through the monitoring wells placed on the property and appears to also flow in a similar direction.

An exterior visual inspection of the site and surrounding areas was conducted on September 24, 2010. The Main building is a 5 story brick commercial mill building facing McGregor St., the Annex building is a four story brick building facing Allard Drive with an attached boiler room that provides steam heat to both the buildings through above ground pipe lines. The remainder of the property consists of associated parking lots and access road between the two buildings. The property is made up of a mix of condo ownership and rental tenants. A list of companies is provided at the end of Section 2.4.

The NHDES identifies the property as #198912008 and is an active hazardous waste clean up site at this time. There is no evidence of any additional enforcement action or violations found for the subject property in the NHDES records to date with the exception of the chlorinated solvent soil clean up described within this report.

There was no evidence of solid waste dumping, PCB containing transformers, or hazardous substances improperly stored at the site. Solid waste disposal is managed by a private waste disposal company.

Municipal records did not indicate that any environmental concerns or past incidents exist relative to the subject property. The property is serviced by PSNH for electrical service and the City of Manchester for Water and Sewer.

As a result of the site reconnaissance, the NHDES Files and the Environmental First Search report, there is evidence of the presence of recognized environmental conditions at the site. This should not adversely affect the subject property as there are existing legal contracts and escrows set up to manage the remediation of the contaminated soils. The remediation project has been ongoing since July 2006 and is currently under the direction of Les A. Cartier and Assoc., Inc. and reporting to Mr. Ralph Wickson, P.G. of the NHDES.

There were no areas of moisture or mold growth. There were no visible signs of ACM's with the exception of an encapsulated 400-gallon condensate tank located in the boiler room. No affirmative testing was completed. There is

no indication at this time that contamination is eminent from any of the property abutters as of the date of this report as defined by NH RSA 147-A.

In Conclusion LCA has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527 of The Mill West Property located at 195 Mc Gregor St. Manchester, NH, the subject property. Any exceptions to or deletions from, this practice are described in Section 8 of this report. This report has revealed no evidence of recognized environmental conditions in connection with the property except for the following:

An AST with a filtering system owned by RCL Electronics located in the rear of the "Main" building and used in their operation had released chlorinated solvents over the years. The case became a legal issue never resolved or remediated until the property was put on the market for sale. In June of 2006 Geo Insight acting as a sub-contractor to LCA, presented a design plan to the NHDES to conduct the remediation of the Chlorinated volatile organic compound impacted soil and in situ chemical oxidations. The project is still ongoing as of the date of this report and all associated reports and sampling results are available upon request.

Recommendations:

- **Continue with the remediation strategies indicated in the revised Groundwater Management Permit approved the NHDES.**
- **Continue with the annual required UST audits, leak line monitoring reports to the NHDES and Corrosion Protection Surveys of the 20,000 gallon UST every three years. Next inspection is due April 2011. The UST is permitted with the NHDES until 2011.**

2.0 SITE DESCRIPTION

- 2.1 Subject Property/Site: 195 Mc Gregor Street
 Manchester, NH 03102
- Subject Property Owner/Agent: Brady Sullivan Millworks, LLC
 670 North Commercial St. Suite 303
 Manchester, NH 03101
- Tax Map: Map TPK5-2
- 195 Mc Gregor Street
 Manchester, NH 03101
- Subject Property Owner/Agent: Brady Sullivan Millworks, LLC
 670 North Commercial Street, Suite 303
 Manchester, NH 03101
- Tax Map: Map TPK5-4

The two parcels that make up the subject property consists of a 10.45 acres located on McGregor St. in Manchester, NH

- 2.2 The subject property is located on the east side of McGregor St. in Manchester, Hillsborough County, NH. A site location map is presented in Appendix A. Refer to Appendix A also for a site plan detail and an aerial map of the site. The surrounding land use is a mix of commercial, residential and light industrial properties. The subject site consists of 10.45 acres. Most of the site is developed with the two multi story brick mill buildings with parking areas in front and between the buildings. The exterior is in very good condition with no signs of wear, moisture damage or undermining around the base of the structure. The subject appears to have adequate drainage away from the building to eliminate moisture build-up. The building is heated with steam formerly fueled by # 6 heating oil stored in a 20,000 gallon STP-3 double walled steel UST located on the north side of the Foundry St. boiler room. The UST was installed in 1989 and the report outlining the UST project is available upon request. The subject property and the adjoining properties are serviced by municipal drinking water supply and public sewer supplied by the City of Manchester. A List of adjoining properties, ownership and current use is located in Appendix A of this report

2.3 The property is bounded on all four sides by roadways. West Bridge St. to the North, Foundry Street to the South, Allard Drive (formerly Turner St.) and F.E. Everett Turnpike to the East and McGregor Street to the West. Beyond these roadways is the Merrimack River to the East, and major Hospital & Banks to the south and west and a mix of residential and commercial/Industrial uses to the west/northwest.

2.4 The present ownership/use of the subject property is:

Brady Sullivan Millworks, LLC
670 North Commercial Street
Manchester, NH 03101

The property is currently sub-divided into condo owner/lease spaces to several tenants.

CURRENT TENANT/OWNER LISTING as of September 2010:

Bikram Yoga(Annex)	Yoga Studio	Tenant
NE Classic Piano	Piano Restoration	Tenant
Catholic Medical Center	office	Condo Owner/Investor
Planet Fitness	Gym	Condo Owner/Investor
FVT Mill Holdings	Office	Condo Owner
Subway	Food	Tenant
Manchester School Dist.	Office	Condo Owner
Moore Center	Office	Condo Owner/Investor
Extra Space Storage	Storage	Tenant
AFSCME Council #93	Office	Condo Owner
Clearchannel	Office	Condo Owner
State of NH – DHHS	State Offices	Condo Owner/Investor
State of NH-Voc Rehab	State Offices	Condo Owner/Investor
Quest Diagnostics	Lab Collection Ctr	Condo Owner/Investor

According to historical records the subject property has been a commercial/industrial use property since the 1889. NHDES environmental records only date back to the late 1970's. A review of the files and discussions with the city Building Department and Tax Assessor office noted no outstanding permits or any violations as of the report date.

3.0 SITE HISTORY

The NHDES records reference the site as NHDES Site #198912005. The site is an active remediation site for the clean up of chlorinated solvent contaminated soils and indoor air quality testing of the offices located in the lower level at the north end of the building in the vicinity of the former storage tank. Currently Les A. Cartier & Assoc. Inc. and Provan & Lorber are conducting annual sampling and reporting as outlined on the revised Groundwater Management Permit issued by the NHDES. A copy of the current permit is provided in Appendix D. The ongoing remediation began in July 2006. There was approximately 1,500 cubic yards of contaminated soil taken from the excavation in the AST area adjacent to the east side of the Main Mill building that was approved by the NHDES for disposal. In addition, 10,000 pounds of Potassium Permanganate was placed at the base of the excavation over the bedrock surface, prior to backfilling. Approximately 200 cubic yards of liquid-phase petroleum and VOC impacted soil was also excavated from an area located to the east of the former fuel oil UST north of boiler room. A temporary soil vapor extraction system is currently operating at the site to remove residual VOC vapors from beneath the north end of the main mill building. The most recent Indoor air samples were collected on January 2010. Copies of all past reports and analytical results to date are available upon request and not included at the request of Mr. Thomas Kinchla, VP of Eastern Bank. The most recent 2010 sampling report was forwarded to NHDES in September 2010. There were five (5) UST's located in the front of the Main Mill West building at the south end of the property. LCA was contracted to oversee the removal and prepare the closure report for the project. There was no gross contamination of the subject property due to the UST's that were removed in 1992. The report is also available for review upon request.

3.2 Title Records

Information gathered from historic Sanborn Fire Insurance Maps date back to 1891 show the area to be the location of the Amoskeag Mfg. Co. West Side Mill. The operation was a cotton weaving and finishing operation and building that is now called the Annex was the cloth storehouse. An additional building located on what is now Allard Drive and the Everett Turnpike was a wool storehouse. A 1953 map shows the wool storehouse still on the property. It was demolished when the highway was built in the late 50's. The Sanborn Maps can be found in Appendix B.

3.3 Local Records

The Manchester Fire Dept., the Building Dept., the Tax Assessors office was contacted. During either in person interviews or phone conversations with the agencies no environmental/health issues were noted with regards to the subject property.

- 3.4 Historical records indicate that the subject property has been an industrial mill building since 1889, it was owned by other manufacturing companies until the past owner, Elbes Associates purchased and sub divided the North End of the Property into condo units/office space in 1958 and Nyane Assoc. purchased the South End in 1976. The property was purchased by Brady Sullivan Millworks, LLC August 6, 2007. The surrounding properties have always been a mix of commercial/industrial and residential use.

4.0 ENVIRONMENTAL SETTING

A consideration of surface and subsurface drainage and geology are important since they provide an indication of the direction that contamination, if present on site or off site, could be transported.

The subject property is located on the east side of McGregor St. in Manchester, NH. The site is developed with two brick mill buildings. The main building facing McGregor St. is a five (5) story building and the Annex is a four (4) story building. The rest of the property is paved parking area.

- 4.1 The site is at an approximate elevation of 150 feet according to the USGS topographic map and slopes easterly towards the Merrimack River. With surface water and groundwater flow also easterly toward the Merrimack River with an elevation of approximately 100 - 120 feet.
- 4.2 Locally, the topographic gradient is interpreted to the east-southeast towards the Merrimack River approximately 200 yards from the subject property. There are no known public, private or industrial use wells located at or near the site. (See Map in Appendix A)
- 4.3 *Hillsborough County Soil Survey* (1981) soils beneath the property are expected to consist of Windsor-Canton. These soils are described as nearly level to sloping, excessively drained and well-drained, sandy and loamy soils, on terraces and uplands. The site is underlain by bedrock of the Massabesic Gneiss Complex according to the *Bedrock Geologic map of NH* (1997). This formation consists of pink foliated biotite granite intruding gneissic and granulose metasedimentary and metavolcanic rocks

5.0 ENVIRONMENTAL RECORDS REVIEW

5.1 EPA National Priorities List (NPL) lists the contaminated sites that have been assigned a high ranking, in terms of potential public health effect by the EPA. The following information was found on the NPL dated 9/2/10.

- The site does not appear on the NPL
- No facilities are listed on the NPL within a one-half mile radius from the site

5.2 Data Base Search

On September 2, 2010 an environmental report including all property within a .50 mile radius was generated from information supplied by Environmental First Search. The report noted eight (8) RCRA regulated generators either at the site or within ¼ mile. Sixty one (61) State Sites at or within ½ mile, eight (8) UST/AST's either at the site or within ¼ mile, twelve (11) Lust's either at the site or within ½ mile of the subject property, and two (2) ERNS at or near the subject property. The site names and current status of sites in close proximity are outlined at the end of Section 5.0.

5.3 NH Dept. of Environmental Services Records Review conducted September 22, 2010
RCRA Generators:

NHD986482891/VGN Kem Kote, Inc.
195 McGregor St. (rear)
Manchester, NH

Status: Inactive SQG 3/6/99

NHD 510005119/SGN Technical Laminating Corp. Unit 37-41
195 McGregor St.
Manchester, NH

Status: Declassified 10/04

NHD500020714/VGN Catholic Medical Center
100 McGregor St.
Manchester, NH

Status: Active SQG as of 9/10 in Compliance

NHD982715989/VGN NH Medical Laboratories
100 McGregor St.
Manchester, NH

Status: Inactive SQG 4/21/05

NHD982749582/SGN General Cable Industries Inc.
345 Mc Gregor St.
Manchester, NH

NHD000791483 RCL Electronics
Formerly at 195 Mc Gregor St.
Manchester, NH

C/O William Teehan
RCL/Shall Cross US 70E
Smithfield, NC 27577

Status: Declassified SQG 3/99 - Company is no longer at the location. The NHDES, is overseeing the remediation of the contaminated soil and a temporary soil vapor extraction system currently operating at the site to remove residual VOC vapors from beneath the main mill building. All documents generated to date for this project are available on request.

UST/AST Data Base:

0-111271 Elbes Assoc. Active UST
195 McGregor St.
Manchester, NH

Status: One 20,000 #6 oil UST - In Compliance as of report date

0-114377 St. Mary's Bank
200 Mc Gregor St.
Manchester, NH

Status: 4/29/03 - 10,000 gallon #2 heating oil UST closed in place.

0-110549 Catholic Medical Center
 100 Mc Gregor St.
 Manchester, NH

Status: Two (2) closed UST's and Three (3) active UST's in compliance to date.

0-114099 Carol Cable Co.
 345 Mc Gregor St.
 Manchester, NH

Status: 2 UST's closed in 1992 – No active UST's
 3 AST's (2430 gallons total -Transformer Oil) – in compliance as of 9/10

UST/AST facilities in the area of the subject property are currently in compliance.
NHDES records do not indicate any violations at this time.

LUST sites:

198912008 Elbes Associates
 195 Mc Gregor St.
 Manchester, NH

Status: LUST discovered in 1989 when removed. Remediation of local area completed
 and the NHDES has closed the LUST site.

199210035 Carol Cable Co.
 345 Mc Gregor St.
 Manchester, NH

Status: Closed

All the LUST sites noted on the Environmental First search are either closed or their geographical location does not pose an environmental threat to the subject property. There were no records indicating that the properties in the area pose any environmental concern with respect to the site. The contaminated soil piles at the subject site as of the first draft of this report are now completely removed as of the revised report date.

6.0 NON-ASTM SCOPE ISSUES

6.1 Mold Evaluation: During discussions with facility manager and knowledge of the site, it is concluded that there are no major areas of mold at this time. During an exterior site visit on September 24, 2010 there were no signs of water intrusion and or microbial matter growth.

6.1.1 The exterior walls and foundation were thoroughly inspected. This included walking the perimeter of the building and inspecting the walls. There were no signs of water stains, standing water or mold growth on any of the exterior surfaces.

6.2 Asbestos Containing Materials (ASM): In discussions with the property manager it was indicated that to her knowledge there are no areas that still contain ACM's. Due to the extensive remodeling it is very unlikely that building materials contain asbestos fibers. The exception to this is the 400 gallon condensate tank located in the Annex boiler room. The tank is currently encapsulated with a hard plaster over the asbestos fibers. This area is locked and not accessible to the general public. The majority of the flooring throughout the mill buildings is the original wood surfaces. Some areas have been tiled or carpeted during renovation of tenant spaces.

6.3 Lead based paint was common in buildings constructed prior to 1980. The main building has been extensively renovated to accommodate the tenants. It was noted that all the occupied spaces were sandblasted and the materials disposed with manifest prior to being occupied. It is estimated that 90% of the main building is lead free. The annex has not been 100% remediated in such a manner. The areas that are occupied have been addressed. There are still unoccupied spaces that most likely still have lead paint.

7.0 SITE RECONNAISSANCE

- 7.1 Les A. Cartier, an environmental professional with over 30 years experience in the environmental field has been in the buildings on several occasions for different applications while under contract with Elbes Associates. The most recent interior review of the property was conducted in May of 2010 during the sampling event. An additional exterior review of the property on September 24, 2010 with updated tenant and mechanical information provided by the Property Manager. No additional information was provided that would adversely affect the property or change the information provided in this report.

The site consists of a 10.45 acre parcel of land developed with two Brick Mill buildings. The remainder areas are paved parking lots and access roads.

The exterior areas of the site have been inspected. There is a remote fill for the 20,000 gallon UST located in the upper parking lot behind the Main Building at the northeast end of the property. There is very little evidence of spillage from the delivery off loading. The stainage is minimal and due to the nature of the #6 heating oil, there is little to no migration of the spilled product. At this time the #6 fuel system is not being used. Currently natural gas is providing heat to both buildings. The subject property was examined for indications of present or past disposal or releases of hazardous waste/materials and building material components. None were noted with the exception of the ongoing soil remediation discussed in this report.

The property is very well maintained. Solid waste removal is sub-contracted to a waste dumpster contractor. There are 4 elevators in the main building: 2 hydraulic passenger elevators and 2 cable freight elevators. There is one holeless freight elevator that only services two floors. The annex has no operational elevators. There is one out of service elevator that was condemned and all cables have been cut. They are regularly serviced by Pine State Elevator Co. of Maine. The building is heated with steam supplied by natural gas. A 20,000 gallon #6 heating oil UST located on the north side of Building #2. The UST is currently permitted with the NHDES and is in compliance as of the date of the last UST audit conducted September 2010. Electricity is supplied by Public Service Co. of NH and serviced by drinking water and sewer services supplied by the City of Manchester.

- 7.2 During the site visits there were no sign of any stained areas or stressed vegetation. The abutting properties were examined by a visual observation of their outdoor surfaces via public access roads. Refer to the FIGURE 2- Site Map for Physical location of the Buildings, UST locations and boundary lines.

8.0 LIMITATIONS:

The findings and opinions presented are relative to the dates of our site work and should not be relied on to represent later conditions. The conclusions included herein are based on information gathered during the site visit, environmental records research, and our experience. If additional information becomes available which might impact the environmental conclusions, we request the opportunity to review the information, reassess the potential concerns, and modify our opinions, if warranted. LCA has no responsibility for the accuracy of documents and information contained herein that were prepared by others.

Although this assessment has attempted to identify the potential for environmental impacts to the subject property, potential sources of contamination may have escaped detection due to; (1) the limited scope of this assessment, (2) the inaccuracy of public records, (3) the presence of undetected or unreported environmental incidents, (4) inaccessible areas, and/or (5) deliberate concealment of detrimental information. It was not the purpose of this study to determine the degree or extent of contamination, if any, at the site. Such findings would require additional sub-surface exploration.

This site investigation and report have been prepared on behalf and for the exclusive use by Brady Sullivan Properties and Eastern Bank of Boston, MA its affiliates and any party that is involved in financing this property for use in an environmental evaluation of this property. This report and findings contained therein shall not, be disseminated or conveyed to any other party, in whole or in part, without the prior written consent of Les A. Cartier and Associates, Inc. However, Les A. Cartier and Associates, Inc. acknowledges and agrees that Brady Sullivan Properties and Eastern Bank of Boston, MA may, with such written consent, utilize this report for financing and related purposes.

Les A. Cartier and Associates, Inc. extend no representation or warranties of any nature whatsoever about its findings and conclusions and the contents of this report to any person or organization other than Brady Sullivan Properties and Eastern Bank of Boston, MA. Its affiliates and any party that is involved in financing this property.

I declare that, to the best of my professional knowledge and belief, we have met the definition of Environmental Professional as defined in §312.10 of this part. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and

performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR part 312.

Prepared By:

Diane K. Cartier

Diane K. Cartier, Project Coordinator

Respectfully Submitted,

Les A. Cartier

Les A. Cartier, CET, CES, REP
Certified Environmental Consultant

Les A. Cartier and Associates, Inc.

Plan 1 of 3

Lead Risk Assessments and XRF Inspection Reports Lead Exposure Hazard Reduction Plan

Common Area Risk Assessment, XRF Inspection Report, and Lead Exposure Hazard Reduction Plan

Project:

**195 McGregor Street,
Manchester, NH 03102**

Proposed Final Plan: August 11, 2015

Prepared By:

**American Environmental Testing Services, LLC
1 Hardy Road, Suite #218 Bedford, NH 03110**

Certification of Field Activities

Risk Assessment

Site Location: 195 McGregor St., Manchester NH 03102

Conducted By: Warren Laskey / David Pesce

Title: Risk Assessor

License: NH Risk Assessor # RA-029 / RA-059

I/We hereby certify that sampling and analyses have been conducted pursuant to He-P 1608.04 and accurately represents the conditions in the areas tested on this date

Lead Hazards Identified:

☒ Yes No

Dates: Previous Inspections: Yes, see attached

Lead Dust Wipe Inspections: May 22- July 2, 2015
By Warren Laskey, RA-029 and David Pesce, RA-059. Also see attached reports by NH HHLPPP and private risk assessor, 5/11/15 – 5/18/15

Report Preparation

Prepared By: Warren Laskey

Title: Risk Assessor, NH License RA-029

Dates: May 22 through July 15, 2015

Signature:

Property Owner's are required to disclose lead hazards in accordance with 40 CFR Part 745.107, July 1, 1998 edition entitled, Disclosure Requirements for Sellers and Lessors.

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G. Lead Dust Wipe Analysis for unoccupied spaces and dismantled Metal

H. Names/Contact Information/Licenses of personnel

1.0 Executive Summary

American Environmental Testing Services, LLC (AETS) has been retained by Les A. Cartier and Associates, Inc. to perform lead dust analysis inspections and risk assessments at 195 McGregor St., Manchester in response to a renovation project in the building which allowed lead dust to migrate into the occupied residential units and commercial space.

Plan is proposed in three parts:

1. Plan for Lead Risk Assessment and Lead Exposure Hazard Reduction for Lofts at Mill West, Stairwells and Common Areas, 195 McGregor St., Manchester, NH
2. Plan for Lead Dust Wipe Analysis and Lead Dust Hazard Mitigation for Lofts at Mill West, 195 McGregor St., Manchester, NH
3. Plan for Unoccupied Spaces (first and second floors) dust mitigation and renovation for Lofts at Mill West, 195 McGregor St., Manchester, NH

The purpose of this three part plan is to 1) provide full risk assessments in six (previously seven) selected units based upon children present and / or pregnant women identified, with the assessment of the physical condition of components containing lead-based paint in units; common areas and stairwells 2) identify the existence, nature, severity, source and location of dust containing lead (or document that no such hazards were identified) by interpreting analytical measurements of lead in dust, and clean thoroughly where required, and 3) assess unoccupied spaces for dust, mitigate hazards previously identified and propose a renovation plan for these spaces. This document is Plan 2.

The following activities have been completed under either Plan 1 or Plan 2:

1. 98 residential units have been sampled in 10-14 locations each for lead dust per HUD protocol. Cleaning and retesting have been accomplished, with all units achieving passing results. Cleaning activities included:
 - a. Cleaning of interior window sills, troughs, and wells (EPA task 1)
 - b. Cleaning of finished walls (EPA task 7)
 - c. Cleaning of ledges and casings surrounding windows (EPA task 9)
 - d. Cleaning of areas between floorboards and bottom of baseboards (EPA task 9)
 - e. Cleaning of rugs and soft furniture (EPA task 12)
2. Interior common areas (hallways and stairwells) have been sampled for lead dust per HUD protocol. The lower level amenities and leasing office have passed clearance standards. Concentrations are significantly reduced in the hallways, and these areas will be re-cleaned and cleared once all stairwell abatements have been completed, to ensure no contamination is reintroduced.
3. Risk assessments, including XRF inspections, have been conducted in six units occupied by young children.

This plan (Plan2) presents the prioritization, approach, and schedule for completing the remaining tasks for residential units requested by EPA in its July 20, 2015 letter. Currently, all 98 residential

units have achieved lead dust clearance standards on all floors, window sills and window wells. Based on the analysis of Gradient, there is no current health risk to occupants of these units. (see Gradient 2015 memo -- Appendix A-5)

2.0 Site Description

195 McGregor St. is a 5 story multi-use mill building with 98 residential units on its north side and commercial units to the south. The building underwent renovation by sandblasting in an unoccupied area of the first floor. The lack of completely effective containment allowed lead dust to migrate into the occupied units, interior common areas and some commercial units.

3.0 Definitions of Lead Based Paint, Lead in Dust and Lead in Soil

The State of NH & U.S. Department of Housing and Urban Development (HUD) have established a definition of lead-based paint as a dried paint film that contains lead greater than **0.5% by weight** when utilizing laboratory analysis or **equal to greater than 1.0 mg/cm²** when utilizing X-Ray Fluorescence (XRF) analysis.

The following lead in dust threshold values are utilized to determine when corrective actions are required:

SURFACE	THRESHOLD LIMIT
Floors	40 ug/ft ²
Interior window sills	250 ug/ft ²
Window wells	400 ug/ft ²

The NH regulation for lead in soil is 400 ppm for play areas or high contact areas and 1200 ppm for residential yards.

4.0 Risk Assessments and XRF Testing in Child Occupied Units (6)

Included in this report are detailed XRF Reports of six (6) child occupied and/or pregnant women occupied units. Field measurements by XRF have been taken using standards set forth in the HUD Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing, 2012.

The detailed reports will show all the readings that were taken by side of building according to street location. As noted on the report floor plans, **Side "A" on the room pages is where the main front of the building (street side) is located.** Going clockwise with your back to the street ("A" side), side "B" will always be to your left, side "C" directly in front of you and side "D" to the right. Doors and windows are designated as left, center or right depending on their location on the room pages. Readings that are greater than or equal to the regulatory limit of 1.0 milligram per centimeter squared (mg/cm²) are entered in the Lead Column of the Report.

The calibration of the RMD LPA-1 is done in accordance with Performance Characteristic Sheets (PCS). The XRF instrument is calibrated using the calibration standard block of 1.0 mg/cm². Three calibration readings are taken before and after each unit is tested to insure manufacturer's standards are met. All calibrations are done in the Standard Mode in accordance with the PCS.

All testing for lead-based paint will be done using the RMD LPA-1 in the *Quick Mode* setting. At least one reading will be taken for each area surveyed.

4.1 XRF Reports of Child Occupied and/or pregnant women occupied units (6) (attachment D)

Units tested by XRF: 312, 322, 331, 409, 421, 428. These units are have been assessed by July 15, 2015.

Attachment D

4.2 Paint Condition Assessment in Child Occupied and/or pregnant women occupied units (attachment D)

An assessment of the conditions of painted surfaces has been performed as part of the completion of the risk assessment. The condition of each observed component will be rated in accordance with the criteria established in Chapter 5 – Table 5.3 Conditions of Paint Film Quality of the HUD Guidelines. The following table is a reproduction of the HUD evaluation criteria applied on this project.

Type of Building Component	Total Area of Deteriorated Paint on Each Component	
	Intact	Deteriorated
Exterior components with large surfaces areas.	Entire surface is intact.	More than 10 square feet.
Interior components with large surface areas (walls, ceilings, floors, doors).	Entire surface is intact.	More than 2 square feet.
Interior and exterior components with small surface areas (window sills, baseboards, soffits, trim)	Entire surface is intact.	More than 10 percent of the total surface area of the component.

The assessment of condition for each painted surface can be found in the XRF Inspection, when completed in the appendix. Each surface is rated D for deteriorated as it corresponds to the information presented above.

5.0 Prioritization and approach for additional lead dust mitigation in residential units: See Plan 2

5.1 Summary of Summary of Previous Work: See Plan 2

5.2 Summary of Additional Planned Work: See Plan 2

6.0 Cleaning Guidelines for Residential Units: See Plan 2

7.0 XRF Testing of Stairwells and Interior Common Areas: Appendix E

XRF testing of interior common areas was conducted on July 8, 2015. Interior common areas consist of hallways on 3rd and 4th floors, lower level hallways, and all community rooms. Stairwells tested include the northeast stairwell from 4th floor to ground floor and northwest stairwell from roof to lower level, including freight elevator. The property owner will enclose all walls, ceilings, floors and stairs or otherwise address all lead exposure hazards using RRP certified individuals (with NH DHHS approved

Variance) and work will be complete on or near August 10, 2015.

8.0 COMPLETION OF LEAD RISK ASSESSMENTS AND LEHRP (PART OF APPENDIX D)

Following completion of risk assessments a Lead Exposure Hazard Reduction Plan (LEHRP) has been developed by the risk assessor with abatement or interim control options provided. Abatement activities will be performed by appropriately trained and certified individuals following He-P 1600 rules for abatement. Child occupied units will be abated in addition to cleaning adhering to the prioritization of work outlined in Plan 1, section 5.2

9.0 OPERATIONS AND MAINTENANCE (O&M) PLAN


The O&M plan will be developed for the residential portion of the mill building.

10.0 CLEANING AND ENCLOSURE PLAN FOR UNOCCUPIED SPACES: See Plan 3

Former sandblast areas shall be properly contained according to ECSI Plan dated June 18, 2015 Appendix F in Plan 3.

Summary


Floors, window sills and window wells cleaned to date have achieved clearance standards in all 98 units. As a result, opportunity for exposure to lead in the units is low, and based on the analysis of Gradient, there is no current health risk to occupants of these units. Nevertheless, Brady Sullivan plans to continue several cleanup and mitigation activities as detailed in Plan 2 to reduce the potential for lead exposure. (see Gradient 2015 memo-Appendix A-5)



State of New Hampshire
Healthy Homes and Lead Poisoning Prevention Program
MANAGER OF COMMONS

LICENSED RISK ASSESSOR

WARREN LASKEY
License # RA-000029



Jose T. Espinoza
 Jose T. Espinoza, MD
 Director, Division of Public Health
 NOT A LEGAL FORM OF ID

Training Due: 08/28/16
 Testing Due: 01/17/17